



# SAMMAMISH HOMEGROWN

• • • • •  
A PLAN FOR PEOPLE,  
HOUSING, AND COMMUNITY



## **Cover Images**

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# Acknowledgments

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The Sammamish City Council adopted this plan on Date, 2018.

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# 01 | Introduction

Housing supply and housing demand in the Puget Sound region have become issues at the forefront of regional concern. As the region continues to experience an unprecedented economic boom, the concerns over rising housing prices, availability of housing, and neighborhood character are emerging as issues in need of focused solutions at the local and regional levels.

Housing markets are not defined by city boundaries. In fact, Sammamish is generally considered part of a housing market area that includes 15 other east King County cities. These cities share many commonalities and the City of Sammamish consequently deals with similar issues as these other east King County cities. This is important because housing issues are better addressed from a regionally collaborative standpoint.

Agencies such as A Regional Coalition for Housing (ARCH) help coordinate regional collaboration to address a variety of housing issues for cities such as Sammamish. One tool that ARCH cities use is a Housing Strategy Plan, which helps to implement each city's housing policies by creating a short-term work program for City Councils to set housing priorities.

In March 2018, the Housing Strategy Plan was renamed to “Sammamish Home Grown: A Plan for People, Housing, and Community.” This name change was done to better reflect the goal the Plan. The Plan is not exclusively about households, housing types, or neighborhoods; the Plan encompasses all of these elements of housing and community throughout Sammamish. By using a comprehensive approach to all housing in Sammamish, the City's housing policies will help create a stronger, more vibrant community for many years to come.





## 02 | Housing Strategy Plan Function



The purpose and objective of Sammamish Home Grown is to guide the implementation of the goals and policies adopted in the Housing Element of the 2015 Sammamish Comprehensive Plan. The City of Sammamish's Housing Strategy Plan was last updated in 2006. An updated Housing Strategy Plan is needed to help the City implement the policies it adopted as part of the Housing Element of the Comprehensive Plan in 2015, later amended in 2016 to respond to a Growth Management Act (GMA) compliance challenge. In addition to the new policy framework, the updated housing strategy allows the City to further respond to more recent market trends and economic data.

Sammamish Home Grown serves as a work plan that helps the City transform policies into near-term actions and determine priorities for the preferred strategies. Sammamish Home Grown is not an action plan, nor is it a policy document in and of itself. Sammamish Home Grown identifies the strategies that align with the City's policies and address key housing gaps to consider for action in the short term.

The policy direction established in the Comprehensive Plan is broad and covers a 20-year time frame. The Plan's purpose is to set the scope of work for the next three to five years. Specific actions related to each strategy area will be determined based on more detailed study and analysis and include opportunities for more community input as each strategy is evaluated. In some cases, the outcome could result in maintaining the status quo.

## 03 | Policy Direction

The Goals and Policies outlined in the [2015 Sammamish Comprehensive Plan Housing Element](#) provide a framework for which the housing strategies are organized. Sammamish's Land Use and Housing Element establishes goals and policies to accommodate expected housing growth in the City, and the variety of housing necessary to accommodate a range of income levels, ages, and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

### Housing Element Goals



#### **Neighborhood Vitality and Character**

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.



#### **Housing Supply and Variety**

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.



#### **Housing Affordability**

Provide for a range of housing opportunities to address the needs of all economic segments of the community



#### **Housing for People with Special Needs**

Support a variety of housing opportunities to serve those with special needs.



#### **Regional Collaboration**

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.



#### **Monitoring**

Implement Housing Element goals in a manner that is effective, efficient and transparent.

## 04 | Process and Public Engagement

The effort to update the City’s Housing Strategy Plan was launched in September 2017. The Sammamish Planning Commission acted as the lead advisory body and the Sammamish Human Services Commission provided additional input related to the housing categories of affordability and special needs housing.

City staff worked with ARCH to prepare for the Housing Strategy Plan planning process and also referred to City planning documents and efforts including the 2015 Comprehensive Plan, the Transportation Master Plan, the Town Center Plan and the Urban Forest Management Plan.

Open public Planning Commission meetings were regularly held to update the Commission on the progress of the project, garner feedback on certain issues, and ultimately recommend and approve the final product. Meetings with the Planning Commission and the Human Services Commission occurred during all stages of the planning process. Meetings with the City Council started after the Planning Commission completed its work and recommended a draft Plan to the City Council. A summary of Commission meetings can be found in [Appendix A](#).

Public outreach and engagement were critical components to the Housing Strategy Plan update effort. Staff sought input on housing needs and gaps as well as the community’s ideas related to specific efforts the City can undertake in the short-, medium-, and long-term to enhance our housing stock and address affordability issues. Efforts included, an open house event, a community-wide survey, development of a project website, as well as key stakeholder input through panel discussions, surveys, and interviews. See [Appendices D-F](#) for more details on input gathered.

[PLACEHOLDER – any necessary substance relating to City Council review]





## 05 | Plan Organization

The following sections of this plan identify the **top implementation** strategies recommended by the Planning Commission, and Human Services Commission, and City Council ([Section 06 | General Themes](#) and [Section 07 | Top Implementation Strategies](#)). The General Theme section provides some context based on Commission work session public meetings and input from the Community Survey, focus groups, and stakeholder interviews on the **top implementation** strategies identified.

In both sections, Housing Strategies are grouped by the following key themes:

- Neighborhood Vitality and Character
- Housing Supply and Variety
- Housing Affordability
- Housing for People with Special Needs
- Regional Collaboration

~~In order to build a user-friendly strategy plan, the top-ranked strategies for each theme are excerpted and shown in [Section 07](#). The full strategies matrix is included in this Plan as [Appendix H](#) and exhibits all high-, medium-, and low-priority strategies.~~

The remaining sections of the Housing Strategy Plan provide more insight into the elements that informed the selection of the **top implementation** strategies as well as how those strategies relate to current housing efforts.



## 06 | General Themes

In the Community Survey ([Appendix E](#)) over 60% of respondents indicated a desire for a range of housing options for households at all stages of life. What is less clear from the survey is exactly what shape and affordability that housing should come in, with different levels of support for different ideas. There was more consensus, however, on how it should be done. Most notably, that in the future, housing should protect critical environmental features, preserve character of existing community, and to a lesser degree, employ a diversity of architecture. Following are additional observations for each of the five categories of housing strategies that helped shaped the Planning Commission's and City Council's development of **priority implementation** strategies in Sammamish Home Grown .



### A. HOUSING THEME - NEIGHBORHOOD VITALITY AND CHARACTER

In the Community Survey over two-thirds of respondents did not feel that new housing was well-designed and fit with the character of the neighborhood. The Commission heard this perspective and spent time thinking about how to address it. They explored ideas such as including design standards that require better integration of new homes/development into existing neighborhoods. Other thoughts that should be explored to inform strategies in this area include:

- Neighborhood character is influenced by our roadways and pedestrian systems. We should evaluate how design of homes along streets, especially arterials, impacts neighborhood character. We should look at how street design can incorporate artwork and reinforce community character and how sidewalks and trails can weave around trees and ponds. We can also create trails that connect different parts of the City.
- While being budget-driven, infrastructure can also impact and augment neighborhood vitality and character. For example, changes to small infrastructure features (e.g. signage, street lights) and public art can give an identity to a neighborhood and bring a community together while replacing aging infrastructure.
- Sub-area plans provide an opportunity for implementing various housing strategies, especially those related to neighborhood vitality and character. The City has considered sub-area plans for its centers (Inglewood, Pine Lake and Klahanie). Consideration should be given to doing plans for other neighborhoods as well. Sub-area plans provide an opportunity to focus on the broader community (e.g. parks, greens spaces, accessibility to services, and safe sidewalks), and go beyond strategies that focus just on features of individual properties (setbacks, architectural features). While sub-area plans offer the opportunity to plan on a neighborhood scale, the plans should also complement one another so that they collectively contribute to the overall sense of place in Sammamish.
- A focus on sub-area plans will allow the City to continually assess its approach to growth, with a particular emphasis on Town Center and the density allowed by the current zoning, as well as housing balance and densities outside of Town Center. Sub-area plans should be reevaluated on a regular basis to synchronize with the eight-year periodic Comprehensive Plan update to ensure effective timing, taking into account present and future housing needs and

## General Themes

striving for community and environmental health.

- While not a significant issue currently, the increasing age of the City's housing over time is worthy of ongoing consideration. Just under 20% of the City's housing was built before 1980, and another 50% was built between 1980 and 2000. Aging housing supply creates both opportunities (ability to preserve some relatively affordable housing) and challenges (deferred maintenance impacting neighborhood stability). This is a topic that will only grow in the future and some strategies are intended to address the challenges and opportunities of aging housing.



### B. HOUSING THEME - HOUSING SUPPLY AND VARIETY

Strategies related to increasing overall housing supply and variety were framed by information and various data on our existing community:

- The changes to the demographics of the community and households in the community meant there are more diverse types of households such as empty nesters, multi-generational families, people with disabilities, and single parent households. There are few housing options available currently in Sammamish to address the range of needs households experience over time. Also with growing housing costs, it is more difficult for young families, single individuals and young adults to become part of the community.
- The relatively low proportion of teachers and school staff, City staff, and local retail workers in Sammamish who live in the City. These jobs are vital to the quality of life in Sammamish. Employers report that many of their employees have difficult commutes that frequently lead to turnover.
- The Community Survey reinforced some of these demographic changes and a desire to address these needs. Under existing conditions, the majority of respondents indicated there are few housing opportunities for families, especially younger households; affordable housing options are hard to come by; and there is a lack of small housing in neighborhoods. In terms of visions for the future, two of the strongest responses included providing a range of housing options for households at all stages of life, and providing a range of opportunities to age in place, either in existing homes or in the community.

Focused on this background information, a variety of themes emerged that should be considered as work continues on strategies that address the supply and variety of housing in the City.

- While there are more obvious areas of need (e.g. seniors, persons with disabilities, and people experiencing homelessness), there are also market gaps for other types of households, including moderate- and middle-income families, smaller families (e.g. single-parent households), and multi-generational families. An overall objective is to have housing options that provide the ability to move through life, from responding to the needs of young adults through addressing the needs of empty nesters.



## General Themes

- What may constitute “all stages of life” might be somewhat different in Sammamish than other cities. Ongoing efforts should include consulting with realtors, community agencies and others to understand the needs and market demands in Sammamish. New forms of housing should be tracked to assess their level of demand (such as the two new projects in Town Center that have a relatively high proportion of one-bedroom and studio units). This will help to understand if, for example, Sammamish has a low proportion of young single households due to a lack of appropriate housing, or due to other factors like limited amenities and access to frequent public transportation.
- It is important to have housing options for people who live in the community but who do not have high disposable incomes. This will allow seniors who want to remain with their friends, social networks, and community to stay here. One component of this is providing support, through public and community programs, to middle- and low-income households who do not have money to repair their homes.
- One tool for creating housing diversity is re-zoning. There is an opportunity for the City to create a process that ties re-zoning to the demonstration of a clear and compelling need and public benefit (in addition to locational criteria).
- The City has a small proportion of multi-family housing that is relatively expensive compared to county-wide rents. It is acknowledged that multi-family housing (rental and ownership) is a way to address some of the community’s housing gap areas. A greater diversity of housing, including rental and ownership multi-family housing, could provide housing types that could assist in recruiting and retaining high quality teachers and other employees supporting Sammamish residents. The City should continue to evaluate and seek opportunities to balance the available housing types with the needs of the community.
- The concept of clustering residential development as a means of protecting environmentally sensitive areas could provide innovative opportunities for housing variety while also respecting the environment.
- Not all options will be suitable in all locations. The City may need to consider features such as location near or on arterials, or in sensitive or hazards areas (e.g. creeks or drainage areas). Availability of transit could be another consideration. The sub-area planning process provides an opportunity to consider different forms of housing on a neighborhood scale.
- Some efforts to increase diversity could also help address needs for moderate- and middle-income households (e.g. accessory dwelling units, tiny homes, cottages).

### C. HOUSING THEME - HOUSING AFFORDABILITY

- Of the questions related to current conditions in



## General Themes

Sammamish In the Community Survey, the strongest response was that affordable housing options are hard to come by.

- One area of apparent need is more affordable forms of ownership housing for moderate- and middle-income households. This was reinforced in conversations with the local school district relative to recruiting and retaining employees. While the needs of very low-income households were not prioritized in the community survey, both social service providers and local businesses highlighted the need for rental and ownership options for low- and very low-income households that were located near public transportation.
- As the City moves forward it should continue to refer to demographic information and talk with local organizations and low-income residents regarding local needs for affordable housing to help shape local efforts.
- The Housing Diversity section of the Community Survey mentioned the needs of aging residents. Many seniors do not have high disposable incomes, thus serving the needs of seniors is also a housing affordability issue. As was mentioned previously, the future housing goals that received one of the highest responses in the Community Survey is that there are opportunities to “age in place”. Other populations with special needs also often have limited incomes and thus housing affordability challenges.
- Affordable housing and economic diversity should be increased and dispersed throughout the City with affordable housing integrated into the community as much as possible.
- It is important to support middle- and low-income families who do not have money to repair their homes.
- The City should move expeditiously to create affordable housing opportunities. Efforts could include increasing inclusionary and incentive zoning provisions (i.e. requirements or incentives for developers to include affordable housing within their projects), while finding some opportunities for very low-income households (30% AMI).

### D. HOUSING THEME - HOUSING FOR PEOPLE WITH SPECIAL NEEDS

As the City matures there could be shifts in the City’s population and demographics, including those households which may have special housing needs. Housing for people with special needs generally refers to people or households which need some type of assistance in addition to their housing.

The proportion of City residents over the age of 55 is still lower than other cities in East King County, but it increased from 11% to 17% from 2000 to 2010. Homeless students in East King County schools increased from just under 500 students in 2007 to almost 800 in 2013, with about 380 homeless students in the Issaquah and Lake Washington School Districts. Currently the City has less than 100 residents living in group homes, a rate less than a third of other cities in East King County. These circumstances suggest more attention needs to be paid to housing appropriate for people with special needs.



## General Themes

- Previous sections have already identified the value of providing options to allow seniors to age in their home or community. To do this, a range of housing options are needed, including affordable housing options that allow residents to downsize and congregate housing options.
- Housing for people with special needs, particularly those living with disabilities and those experiencing homelessness, should also be prioritized, with options beyond group homes explored. The Zoning Code should be reviewed to ensure it allows various options through reasonable accommodation or other means.
- It is important to support the special needs community, including the homeless, in a variety of ways. Efforts to engage the broader community to provide forms of support beyond monetary donations could help build personal connections among neighbors and build a sense of community among all of Sammamish's residents.
- There are City residents in need of special needs housing. For example, Friends of Youth serves young adults experiencing homelessness in Sammamish who currently have very few options to stay in Sammamish while they get back on their feet. Many of the organizations that provide services and housing to those with special needs (homeless, persons with developmental disabilities) work throughout East King County. Local efforts should complement broader regional efforts and support should be provided for opportunities located in neighboring cities as well as in Sammamish.

### E. HOUSING THEME - REGIONAL COLLABORATION

While the City undertakes a variety of efforts to address the type, design, variety and affordability of housing within the City, there are also external regional factors to consider. Sammamish is part of a larger housing market area that is impacted by a variety of factors. For example, the regional employment market significantly impacts demand for housing within the City. Given this reality, it is in the City's best interest to participate in broader efforts when there are issues and policies that could impact housing conditions and address needs of residents in Sammamish. These efforts can range from supporting federal and state legislation that provides a wider range of tools for the City to utilize; to creating resources that can supplement local resources to address local needs, especially for affordable housing; to participating in regional joint planning efforts to address housing needs and the needs of those experiencing homelessness.



## 07 | Top Strategies

This section contains summaries of strategies identified by elected and appointed officials as high-priority strategies that will enhance the usability and implementation of Sammamish Home Grown. These summaries have been excerpted from the Housing Strategy Matrix ([Appendix H](#)) which contains all housing strategies, with examples and considerations for each, as well as other information about the intent of each strategy. [Appendix H](#) represents the full implementation plan for the Housing Element of the Sammamish Comprehensive Plan and provides a more robust understanding of the Housing Strategy Plan.

The summary is shown on the following pages in Table 1: Top Strategies and are grouped by Housing Theme:

Top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. Over the course of several months, Commission meetings were spent reviewing data and information on housing gaps, existing housing strategies, and other relevant topics. After this, the Planning Commission and Human Services Commission began substantive discussions on housing strategies before providing detailed input on the strategies and their relative importance for inclusion in Sammamish Home Grown. Staff used this input to re-order strategies to reflect the priorities that Commissioners identified.

Once strategies were re-ordered, Planning Commissioners were briefed on key stakeholder input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing. Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; these are reflected in the Top Strategies below:



## Top Strategies

TABLE 1: TOP STRATEGIES (Refer to Appendix H for the full Housing Strategy Matrix with examples)	
A. Housing Theme – Neighborhood Vitality and Character	
A.1	<b>Community Design Standards</b> – Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center.
A.2	<b>Sub-Area Plans</b> – Develop Sub-Area Plans for central neighborhoods (i.e. the Inglewood, Pine Lake and Klahanie Centers), as well as other neighborhoods.
A.3	<b>Subdivision Code Update</b>
B. Housing Theme – Housing Supply and Variety	
B.1	<b>Incentives to Expand Housing Choice</b> – Provide incentives for diverse housing opportunities that meet community needs.
B.2	<b>ADUs</b> – Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation.
B.3	<b>Mixed-Use Design Standards</b> – Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area.
B.4	<b>Transit Oriented Housing Development</b> – Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development near existing or planned transportation facilities.
C. Housing Theme – Housing Affordability	
Regulatory	
C.1	<b>Dispersed Affordable Housing</b> – Ensure that affordable housing is dispersed throughout the community through zoning and sub-area planning.
C.2	<b>Criteria for Rezones Requiring Affordable Housing</b> – Establish standards and criteria for rezones to require the provision of affordable housing on- or off-site. Criteria to include clear and compelling need and public benefit.
C.3	<b>Zoning to Allow Range of Housing Affordability</b> – Establish a range of residential densities to meet community housing needs and consider compatibility with the character of the City.

## Top Strategies

Direct Assistance	
C.6	<b>ARCH Housing Trust Fund</b> —Participate in local, inter-jurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing.
C.7	<b>Public Land Survey</b> —Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses.
C.8	<b>Support the Preservation of Existing Affordable Housing</b> —Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas.
D. Housing Theme – Housing for People with Special Needs	
D.1	<b>Accessibility</b> —Encourage Universal Design features that improve housing accessibility for people with disabilities.
D.2	<b>Senior Housing</b> —Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes.
D.3	<b>Support organizations</b> serving those with special housing needs.
E. Housing Theme – Regional Collaboration	
E.1	<b>Federal and State Housing Legislation</b> Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.
E.2	<b>Housing Balance</b> —Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH.
E.3	<b>Regional Housing Finance Strategy</b> —Work with other jurisdictions to develop and implement a new regional housing finance strategy.



## 07R | Top Implementation Strategies (Revised)

This section contains the strategies identified by elected and appointed officials as priority strategies (Table 1: Implementation Strategies) that will enhance the usability of Sammamish Home Grown.

Initial top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. This included reviewing data and information on housing gaps as well as existing housing strategies, and listening to input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing.

Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; and these were the top strategies that were recommended to City Council for consideration.

City Council spent several months reviewing Sammamish Home Grown and learning about the Planning Commission's process and vision for the plan. They also received public testimony. Based on their input, the top strategies were amended by staff to become implementation strategies and brought back to City Council for prioritization.

Table 1: Implementation Strategies, shows the amended strategies and their prioritization by both Planning Commission and City Council. It also provides details for each strategy related to the time frame needed for completion and the investment needed.

**Estimated Time Frame** - Estimates the likely number of years required to complete the action. This ranges from less than one year (<1 year) to three to five years (3-5 years).

**Estimated Investment** - Acknowledges the need to balance priorities with resource availability and advance planning for high-investment actions.

**\$ - Low Investment:** Can be completed with current funding/staffing levels

**\$\$ - Moderate Investment:** Likely requires moderate increase in funding/ staffing

**\$\$\$ - High Investment:** Will require significant increase in funding/staffing

**Priority** - Ranks strategies as low, medium or high priority based on Planning Commission and City Council feedback. Strategies that were created after Planning Commission's consideration of Sammamish Home Grown are marked as N/A for Planning Commission priority.

## Top Implementation Strategies (Revised)

**TABLE 1: IMPLEMENTATION STRATEGIES (Revised)**

### A. Housing Theme - Neighborhood Vitality and Character

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider drafting <b>sub-area plan policies</b> during the 2023 Comprehensive Plan update for the future creation of Inglewood, Pine Lake, and Klahanie commercial center sub-areas.	3-5 years	\$\$\$	High	Medium
2. Evaluate and <b>update subdivision codes</b> to address resident concerns related to land use and building and enhance neighborhood character.	< 1 year	\$	High	Medium

### B. Housing Theme - Housing Supply and Variety

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider providing <b>incentives for diverse housing opportunities</b> that meet community needs in current and future sub-area plans.	3-5 years	\$	High	Medium
2. Track production of <b>Accessory Dwelling Units</b> (ADU's) and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility.	3-5 years	\$\$	High	Medium
3. Evaluate existing <b>mixed-use design standards</b> and development regulations for Town Center and consider creating them for the Inglewood, Pine Lake, and Klahanie Centers.	3-5 years	\$\$\$	High	Medium

## Top Implementation Strategies (Revised)

TABLE 1: IMPLEMENTATION STRATEGIES (Revised)				
C. Housing Theme - Housing Affordability (Regulatory)				
AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider <b>requiring affordable housing &amp; creating incentives</b> like a bonus pool for affordable housing in current and future mixed-use subareas.	< 1 year	\$	N/A	Medium
C. Housing Theme - Housing Affordability (Direct Assistance)				
AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Continue to participate in local inter-jurisdictional programs, like the <b>ARCH Housing Trust Fund</b> , to coordinate & distribute funding of affordable and special needs housing.	Ongoing	\$	High	Medium
2. Consider conducting a <b>public land survey</b> to inventory surplus/ underutilized public lands and determine their suitability for housing and other public uses.	< 1 year	\$	High	Medium
3. Begin to identify & seek out strategic opportunities for <b>preserving existing affordable housing</b> (e.g. older market-rate apartments)	< 1 year	\$\$	High	Medium
D. Housing Theme - Housing for People with Special Needs				
AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Encourage <b>Universal Design features</b> that improve housing accessibility for people with disabilities.	< 1 year	\$\$	High	Medium
2. Review <b>senior housing</b> land use regulations to assess if changes are needed to better support senior housing and smaller household sizes.	< 1 year	\$	High	Medium



## Top Implementation Strategies (Revised)

TABLE 1: IMPLEMENTATION STRATEGIES (Revised)				
D. Housing Theme - Housing for People with Special Needs (continued)				
AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
3. Continue to provide <b>organizational support</b> to organizations serving those with special housing needs (i.e. through the Human Services Bi-Annual Grant Program and the ARCH Housing Trust Fund).	Ongoing	\$	High	Medium
E. Housing Theme - Regional Collaboration				
AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Continue to review, and as appropriate, provide comment on <b>county, state and federal legislation</b> affecting housing in Sammamish.	Ongoing	\$	High	Medium
2. <b>Partner with neighboring jurisdictions</b> to assess housing and service needs for our area & strategize about the best ways to address them	3-5 years	\$\$	N/A	Medium
3. Continue to work with other jurisdictions to develop & implement a new <b>regional housing finance strategy</b> .	Ongoing	\$\$	High	Medium

## 08 | Monitoring Activities

One benefit of Sammamish Home Grown is to assist the City in preparation for the next periodic Comprehensive Plan update, due in 2023. There are a number of strategies that do not directly result in the creation of housing. These strategies generally fall into the area of monitoring local efforts to understand local needs, track what's being done, and evaluate the effectiveness of specific strategies.

Monitoring also helps inform future planning efforts. It often requires some level of ongoing effort in order to identify changes in local conditions and to assess the impact of different strategies that were implemented. “Monitoring” efforts have been listed separately from the other strategies and they are grouped into three categories:

- General monitoring: Includes efforts to track general housing supply and costs (affordability).
- Previous City efforts monitoring: Involves City policies or regulations in place that should be monitored to assess whether they are accomplishing their intended results (e.g. City's update to zoning code and permit process).
- Specific issues monitoring: Includes tracking items that are not currently significant issues in the City, but have been significant in other cities and could become more prominent (e.g., regulating micro-apartments or conversions of single-family homes to student rentals).

Table 2 lists specific monitoring suggestions for each of these areas. An explicit effort to predefine annual monitoring and data collection activities is recommended. Assessment of these efforts is necessary to ensure that adequate information is available to determine the effectiveness of the City's efforts.



## Monitoring Activities

TABLE 2: MONITORING		Policy No.
<b>MONITORING ACTIVITIES – GENERAL</b>		
Routine, on-going data collection and reporting for planning purposes, program evaluation, etc.		
	<b>Monitor the City’s housing supply, type and affordability</b> including measurable progress toward meeting a significant share of the county-wide need for affordable housing for very low-, low-, and moderate-income households.	H.6.3
	• Evaluate and report on how the goals and policies of this Housing Element are being achieved.	H.6.4
	<b>Regional Land and Housing Monitoring</b> - Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports.	H.2.1
	<b>Regional Benchmarks.</b> Work with other jurisdictions to develop regional benchmarks and, as needed, collect information for regional benchmarks.	H.6.2
	<b>Housing Strategy Plan</b> - Prepare a Housing Strategy Plan to develop strategies to address low and moderate income housing targets consistent with the County-wide policies. Update every three years.	H.6.1
<b>MONITORING ACTIVITIES – PREVIOUS EFFORTS</b>		
Gathering information to evaluate effectiveness of recently adopted regulations, recently funded programs, etc.		
	<b>Impact Fee Reductions</b> - (Examples may include permit fees, impact fees, hook-up fees. Evaluate which fees and if done programmatically or case-by-case).	H.3.4
	<b>Innovative Housing Development</b> - Review effectiveness of housing regulations and approval process to allow/encourage a variety of housing types to meet community housing need. Innovative housing types may include: Accessory units; small lot SF; attached SF; carriage houses or cottages; townhouses; mixed-use residential; multiplexes (“great-house” that resembles a SF dwelling unit); and transit-oriented housing development. If a need is determined, consider incentives and programs to encourage	H.2.4, H.2.5, H.2.6, H.2.7
	<b>Manufactured Housing</b> - Allow manufactured housing in all residential zones consistent with Senate Bill 6593 requiring local governments to regulate manufactured housing in the same manner as other housing.	H.2.7
	<b>Housing Supply</b> - Monitor development and evaluate the affects new regulations and/or rezones may have on the housing supply/land capacity, and the community vision. Monitor progress in meeting housing needs and report to City Council.	H.2.3, H.6.3
	<b>Fair Housing Act Consistency</b> - Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family based living and institutions.	H.2.11, H.4.3



## Monitoring Activities

MONITORING ACTIVITIES – POTENTIAL EMERGING ISSUES		
Tracking issues for potential future action.		
	<b>Single Family Neighborhoods</b> - Monitor zoning guidelines and development to ensure single-family dwellings are the principal use in the City's established single family neighborhoods.	LU.1.1
	<b>Infrastructure Improvements</b> - Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's capital Facilities and sub-area plans.	H.6.1
	<b>Inventory older neighborhoods</b> for redevelopment at higher densities and with greater affordability.	



## 09 | Housing Needs

In order to craft effective strategies, it was imperative to understand the housing needs relative to the demand and supply for housing in Sammamish. The housing data for Sammamish led to an identification of the housing gaps in Sammamish for both household types and housing types ([Appendix G](#)). Outlining the housing gaps helped Sammamish's elected and appointed officials rank, prioritize, and revise the proposed strategies.

Currently, the majority of housing stock in Sammamish is comprised of single-family detached units with 3-4 bedrooms that are only affordable to those with household incomes over 100% of the Area Median Income (AMI). Data shows that housing needs in Sammamish for very low-, low-, moderate- and middle-income households are significant regardless of household type. Housing cost burden (when a household pays 30% or more of their income for housing) impacts a large number of Sammamish households, especially those that have family members who are disabled and those with lower incomes.



Most Sammamish residents commute to jobs located outside the City. The limited affordable housing stock combined with the fact that the majority of jobs available in Sammamish are service jobs that are lower paying, means that most people working in Sammamish struggle to afford to live in the City. This situation impacts the quality of life of all Sammamish residents because, among other things, it impacts local and regional congestion. Please see [Appendices C-F](#) for more background information on Sammamish's housing needs.

Based on the data, the following gaps were identified in the City's supply of the following housing types:

- Single-family detached housing and single-family attached housing (townhomes, duplexes and condos) affordable to very low-, low-, and moderate-income households.
- Multi-family rental housing affordable for very low-, low-, and moderate-income households.
- Senior housing for all income levels.
- Homes under 1,000 square feet for all income levels.
- Transit oriented housing for all income levels.
- Housing walkable to services and employment for all income levels.
- Emergency shelters for all income levels.
- Group homes for all income levels.

## Housing Needs

- College student housing for all income levels.

While the Sammamish Planning Commission and the Sammamish Human Services Commission identified many unmet housing needs, they prioritized single-family attached and multi-family rental housing for all income levels as well as senior housing. Additionally, they saw a need for emergency shelter and group homes for all income levels.

In regards to housing gaps related to household types, the following gaps were identified:

- People living alone that are very low-, low-, moderate-, and middle-income including young adults and other singles.
- Couples without children that are very low-, low-, and moderate-income including empty-nesters and other couples.
- Couples with children that are very low-, low-, and moderate-income including small families and large families.
- Single parent households that are very low-, low-, and moderate-income.
- Seniors (in one- or two-person households) that are very low-, low-, moderate-, and middle-income.
- Extended, multi-generational families that are very low-, low-, and moderate-income.
- Unrelated roommates that are very low-, low-, and moderate-income.
- People with disabilities that need on-site services of all income levels.
- People experiencing homelessness of all income levels.

The Sammamish Planning Commission and the Sammamish Human Services Commission prioritized senior households, couples with children, single parent households and people experiencing homelessness for all income levels. They also saw significant housing needs for couples without children and people with disabilities that need on-site services also both at all income levels.

Please see [Appendix C](#) for the summary of the Housing Gaps Analysis conducted.



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# Appendix A | Commission and Council Meeting Summary

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## PLANNING COMMISSION MEETINGS

### September 6, 2017 - Project Kick-off

Staff walked the Planning Commission through the basic purpose of a Housing Strategy Plan, including some of the elements of the City's existing Housing Strategy Plan from 2006, as well as the Commission's role in the update of the Housing Strategy Plan. Commissioners also gained an understanding of Sammamish housing policy and the planning framework and how those affect the housing supply.

### December 7, 2017 - Work Session #1

The Planning Commission took the next step in understanding the Housing Strategy Plan at the first work session. There was a heavier focus on data about Sammamish's housing needs and characteristics. Furthermore, specific information was provided to the Planning Commission regarding strategies that are in the current Housing Strategy Plan and strategies that other local jurisdictions use. Planning Commission learned about how staff transforms housing policy into actionable strategies that can be implemented in the short term.

### January 18, 2018 - Work Session #2

The Planning Commission provided direction on the types and amount of data that was desired for future work sessions to help facilitate substantive conversations on housing strategies. They also provided input on the outreach strategy and the plan to synthesize public input to transform community desires into strategies that can be implemented in the short term or studied for future implementation.

### February 1, 2018 - Work Session #3

Staff compiled and presented data for the City of Sammamish in the context of the larger region, including King County and east King County. This demographic and housing data allowed the Planning Commission to better understand Sammamish's current characteristics and housing supply in preparation for analyzing the gaps that exist between the current housing supply and the community need for housing.

### March 1, 2018 - Work Session #4

ARCH presented an overview of the housing strategies included in the City's 2006 Housing Strategy Plan and discussed how those strategies have been used and could still be used in Sammamish. Following the presentation by ARCH, the Planning Commission began discussing potential key housing gaps in Sammamish.

### June 7, 2018 - Work Session #5

Housing industry professionals provided the Planning Commission with an industry perspective (via a Question and Answer Panel format) for the Planning Commission to consider as Commissioners continue to discuss and deliberate housing strategies. The goal for this work session was for Commissioners to better understand the real world context in which these strategies get implemented.

### July 5, 2018 - Public Hearing and Deliberation

## Appendix A | Commission and Council Meeting Summary

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The Planning Commission received input on stakeholder focus groups that were held between the June 7th and July 5th Planning Commission meetings. Commissioners also learned about the revisions that Staff made to the housing strategies matrix (Exhibit 1) in response to input received in previous meetings. The July 5th meeting was also the first opportunity for the Planning Commission to review a draft plan (Exhibit 2). The Commission also took public testimony regarding the draft Plan, housing strategies, and Comprehensive Plan Amendment for consideration in deliberations prior to a formal recommendation to the City Council.

### **July 19, 2018 – Deliberation and Recommendation**

The Planning Commission continued deliberations on Sammamish Home Grown, discussing strategies, examples, and their priorities. Commissioners each had the opportunity to provide feedback and then propose amendments to the Plan and the strategies matrix. Following deliberations and amendments, the Commission voted 6:0 to recommend the amended version of Sammamish Home Grown - A Plan for People, Housing, and Community to City Council for adoption.

### **HUMAN SERVICES COMMISSION MEETINGS**

#### **March 14, 2018 – Work Session #1**

Staff from ARCH presented a brief overview of housing data and helped the Human Services Commission understand the framework within which the City conducts its planning efforts. These were the first steps in helping the Commission prepare to discuss potential key housing gaps in Sammamish so that they could provide input on housing affordability and special needs housing strategies.

#### **April 11, 2018 – Work Session #2**

Commissioners discussed housing gaps building on the exercise conducted at the Joint Planning and Human Services Commission Meeting Work Session to ensure full participation of all Commissioners. Staff also provided a review of the housing strategies included in the City's 2006 Housing Strategy Plan and discussed how those strategies have been used and could still be used in Sammamish.

#### **May 9, 2018 – Work Session #3**

Commissioners reviewed the list of potential housing strategies, focusing on those related to housing affordability and special needs housing and discussed how those strategies have been used or could be used in Sammamish. The Human Services Commission also reviewed the full results of the housing gap exercise from the previous work session in preparation for the upcoming Joint Planning Work Session.

### **JOINT PLANNING COMMISSION AND HUMAN SERVICES COMMISSION MEETINGS**

#### **April 5, 2018 – Work Session #1**

Commissioners participated in a housing gaps exercise to identify areas that should be focused on in the development of Sammamish Home Grown. Following the exercise, Commissioners participated in a discussion on housing strategies that the City can use to address housing gaps throughout Sammamish. The discussion was a preliminary step toward the identification of strategies that will be included in Sammamish Home Grown.

## Appendix A | Commission and Council Meeting Summary

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### May 24, 2018 – Work Session #2

Commissioners provided detailed input on the strategies and their relative importance for inclusion in Sammamish Home Grown. This input was provided to staff so that they could re-order the strategies to reflect the priorities identified and then shared with Housing Industry Panelists who were attending the Planning Commission Work Session in June.

### CITY COUNCIL MEETINGS

#### September 4, 2018 – Work Session #1

(Placeholder) Staff shared with City Council how the Housing Strategy fits within the Growth Management Act Planning Cycle and the City's Comprehensive Plan before presenting Sammamish Home Grown and the top strategies as recommended by the Planning Commission. Additionally, there was a discussion about City Council's role in the update and finalization of the Housing Strategy Plan.

#### September 18, 2018 – ~~Work Session #2~~ Public Hearing

(Placeholder) City Council opened a Public Hearing on September 18, 2018 to consider a Resolution to adopt Sammamish Home Grown and incorporate it by reference into the Sammamish Comprehensive Plan and continued the Public Hearing to a date certain of November 6, 2018.

#### October ~~2-9~~, 2018 – ~~Deliberation~~ Work Session #2 with Planning Commission

(Placeholder) City Council held a joint work session with the Planning Commission. During this meeting, the Planning Commission provided more details on the process that led to the selection of the top strategies. Planning Commission also provided an in-depth look at six of the prioritized strategies, elaborating on the vision for that priority, sharing why it should be a priority for Sammamish, and answering City Council questions.

#### ~~October 16, 2018 – Adoption~~ November 6, 2018 - Public Hearing

(Placeholder) City Council closed the public hearing and decided to continue their discussion of Sammamish Home Grown during the December 3rd Study Session.

#### December 3, 2018 – Work Session #3

(Placeholder) Staff presented City Council with two options: to continue to work on Sammamish Home Grown by providing input on amendments to the document or to suspend all work on Sammamish Home Grown and direct staff to place it on the City's work program for 2020. Council decided to submit comments and questions to staff by December 14, 2018 and to evaluate those comments at the next meeting before deciding how to proceed.

#### TBD – ~~Deliberation~~ January 15, 2019 - Work Session #4

(Placeholder)

#### TBD – Adoption

(Placeholder)



## Appendix B | Summary of Existing Local Housing Strategies

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Since approving the 2006 Strategy Plan, the City has taken action in a number of areas, including:

### **Types, Variety, and Amount of Housing:**

- **Town Center.** The City's 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the City, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. The Town Center Code (Title 21B SMC) allows more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the City amended its code to enable developers to build more housing units by purchasing development rights from property owners located in four low-density residential zones of the City.
- **Low-impact development (LID) incentives.** The City now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density bonuses and the allowance of attached housing.
- **Accessory dwelling units (ADUs).** The City has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to waive additional off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. Additionally, to promote the development of housing in proximity to shopping and services, limited commercial uses are allowed in multi-family zones.
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1(subject to design standards).
- **Cottage housing.** The City has approved two projects under a pilot program for cottage housing in the R-4 and R-6 zones.
- **Manufactured housing.** Consistent with state law, the City allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

### **Housing Affordability:**

- **Town Center.** The Town Center Code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive two bonus market-rate units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved the transfer of City property (the former Lamb house) to Habitat for Humanity to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).

## Appendix B | Summary of Existing Local Housing Strategies

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- ARCH Trust Fund. The City has provided approximately \$300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

### **Special Needs Housing:**

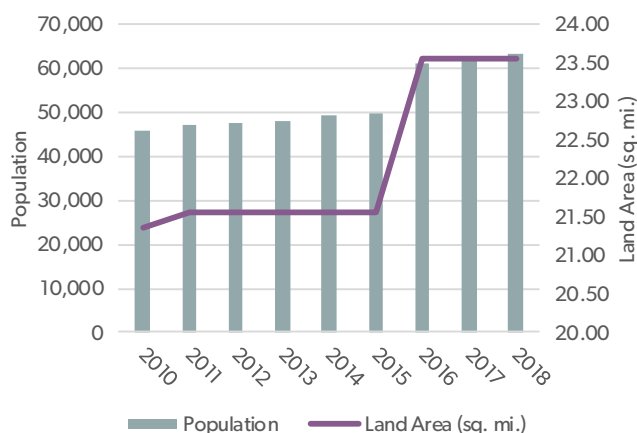
- Group Residences. Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

## Appendix C | Housing Needs

### People - Demographic Data

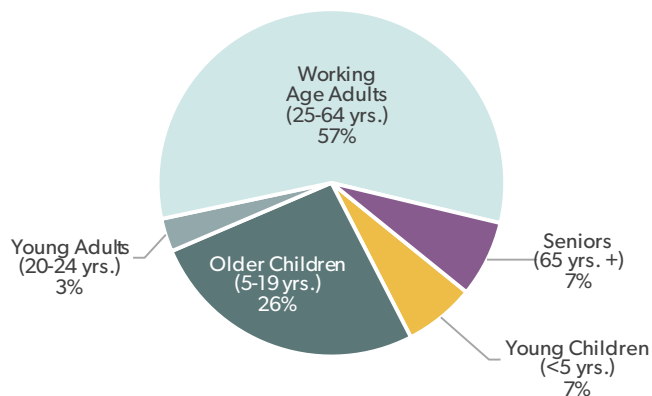
The below data was the most instrumental in the Housing Strategy Plan. More detailed and historical housing and demographic data are included in the East King County Housing Analysis, which is part of the 2015 Sammamish Comprehensive Plan.

**Sammamish Population & Land Area Estimates**



Source: *American FactFinder; Washington State Office of Financial Management, Estimates of April 1 Population Density and Land Area by City and Town*

**Sammamish Age Estimates**

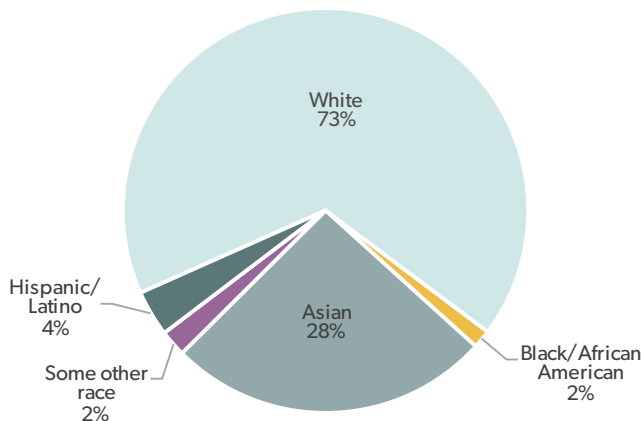


Source: *American FactFinder; 2012-2016 American Community Survey 5-Year Estimates*

**In 2017, Sammamish had an estimated population of 64,548. In 2018, Sammamish had an estimated population of 63,470**

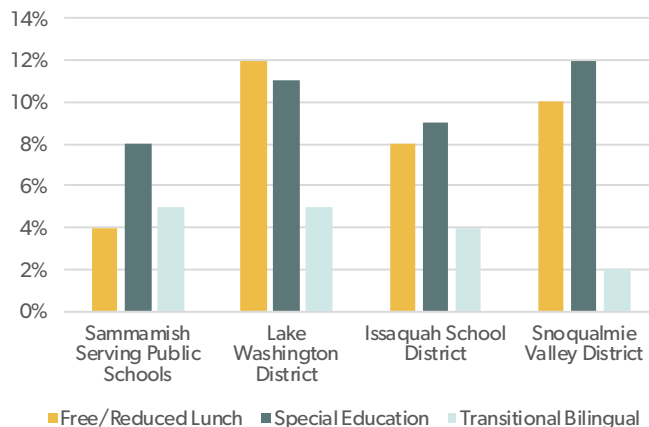
**The population of Sammamish is estimated to have increased 12 39% since 2010 (with approximately 23% of that growth relating to the annexation of Klahanie in 2016). Additionally, 25% of area residents are foreign born, compared to 10% in 2000. Children under the age of 18 years make up approximately 31% of Sammamish's population.**

**Race & Ethnicity of Sammamish Residents**



Source: *American FactFinder; 2012-2016 American Community Survey 5-Year Estimates*

**Public School Demographics**



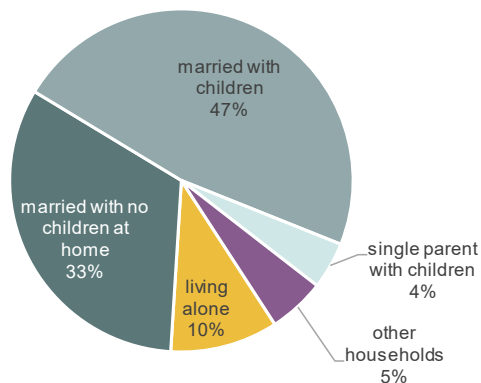
Source: *Office Superintendent of Public Instruction Washington State Report Card, 2016-17*

## Appendix C | Housing Needs

### People - Demographic Data

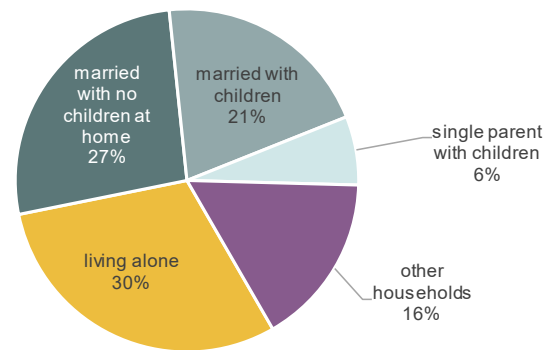
#### Household Types

**Sammamish**



Source: *American Community Survey, 2015-2012-2016 American Community Survey 5-Year Estimates*

**King County**



Source: *American Community Survey, 2015-2012-2016 American Community Survey 5-Year Estimates*

One & two person households make up 40% of Sammamish households, but represent **65 64%** of households county-wide.

While Sammamish differs from the rest of King County in terms of household type, as residents age and children move out, Sammamish household types will shift to become more reflective of King County's.

#### Other Household Characteristics By Income

	Sammamish Total Households	Sammamish Renters			King County Total Households
		Total	Very Low-Income	Low-Income	
Households	16,200	2,090	190	80	819,650
More than 1 family	1%	0%	0%	0%	2%
Child 6 yrs. or younger	23%	28%	15%	13%	15%
Person with a disability	12%	17%	34%	50%	19%
Small families	77%	66%	58%	30%	53%
Large families	11%	9%	8%	13%	6%
Elderly households	14%	7%	39%	18%	22%

Source: U.S. Dept. of Housing & Urban Development, *Comprehensive Housing Affordability Strategy, 2011-2015*

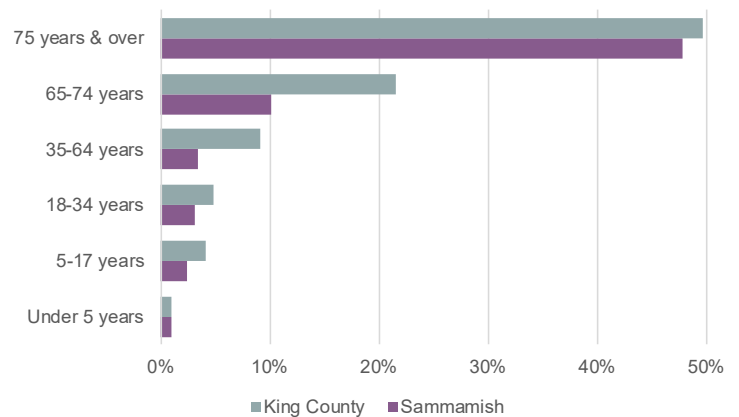


# Appendix C | Housing Needs

## People - Demographic Data

Disabilities included in the chart to the right include cognitive, vision, hearing and mobility impairments.

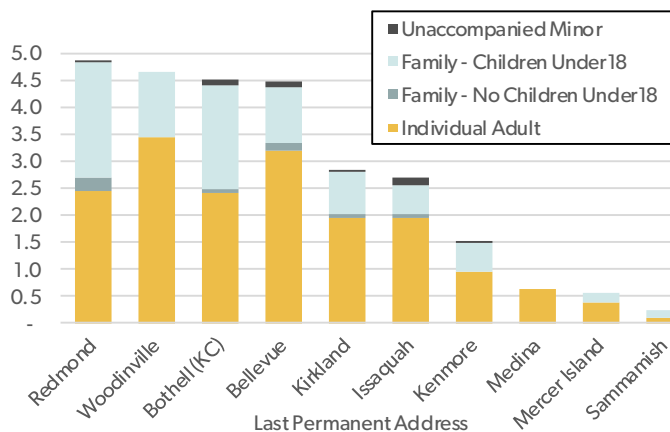
### Population with Disabilities



Source: American Community Survey, 2016, 2012-2016 American Community Survey 5-Year Estimates

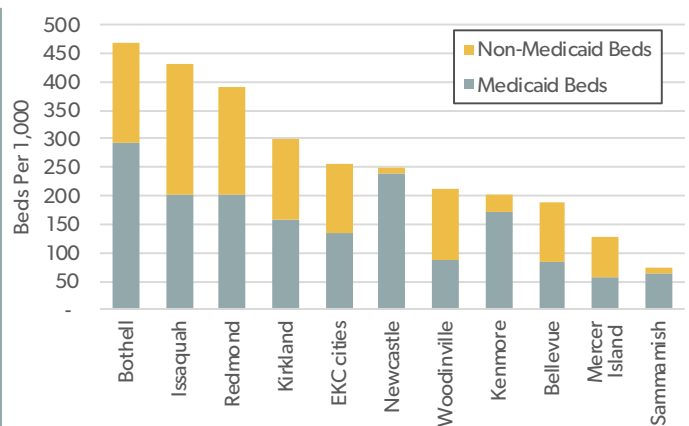
39% of Sammamish households that have a family member with a disability are cost burdened (paying more than 30% of their income for housing) compared to 28% of all Sammamish households.

### People Entering the King County Homeless System in 2016, per 1,000 Residents



Source: King County Homelessness Information Management System, 2017

### Licensed Assisted Living, Nursing Homes & Adult Family Homes



Source: Washington Department of Social & Human Services, 2016

## Appendix C | Housing Needs

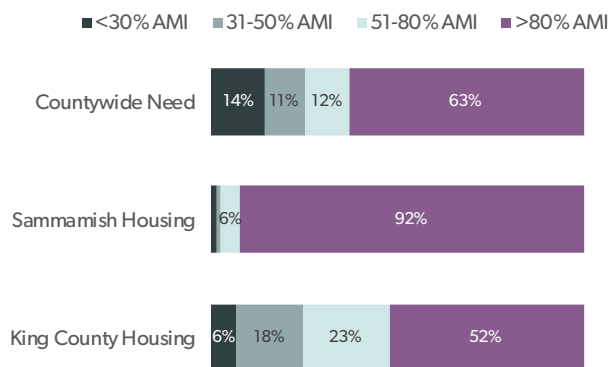
### Community - Economic & Housing Data

#### Area Median Income (AMI)

AMI is the middle household income for households in a select region. AMI is established annually by the U.S. Department of Housing and Urban Development. Median is used instead of average because it eliminates outliers.

The Housing Policy included in Sammamish's Comprehensive Plan is consistent with the Growth Management Act and County-wide planning policies which have goals to address the existing and future housing needs of all economic segments of the county's households.

#### Housing Needs by Affordability



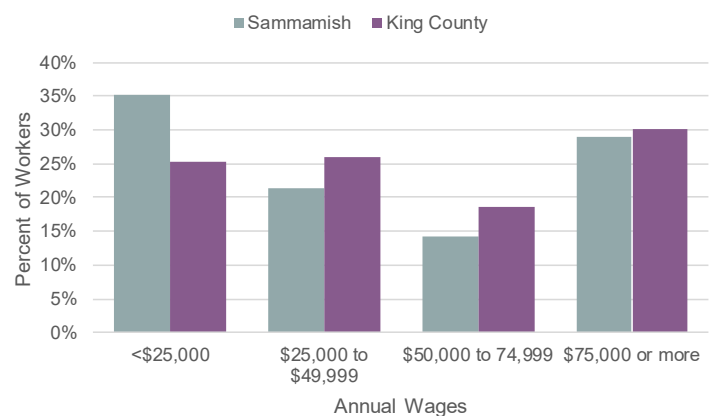
Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, ~~2012~~ 2011-2015

While the entire county is struggling to address the needs of lower income households, the graphic to the right highlights how the three lowest Area Median Income levels have extremely limited housing options in Sammamish.

**60-57%** of jobs in Sammamish pay less than \$50,000 a year.

82% of Sammamish jobs are filled by workers that commute to Sammamish.

#### Wages of Sammamish Jobs



Source: ~~American Community Survey, 2015~~ 2012-2016 American Community Survey 5-Year Estimates

## Appendix C | Housing Needs

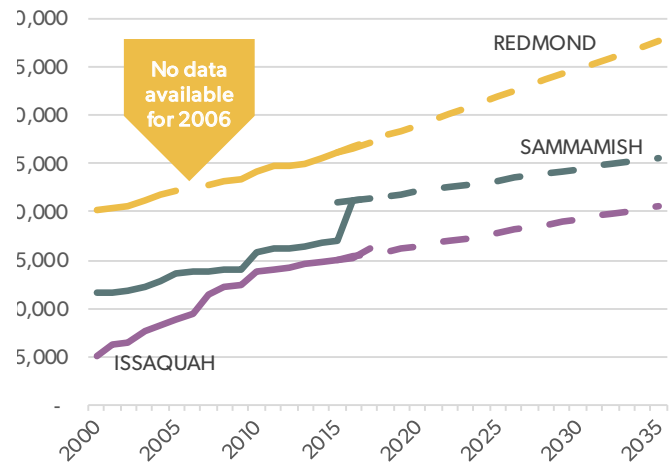
### Places - Housing Data

Sammamish had an estimated 21,310 housing units in 2017 and a target of 25,584 households by 2035.

The Household Growth Chart to the right shows Sammamish's growth compared to surrounding cities and what that growth will look like as it continues toward the growth target established under the Growth Management Act.

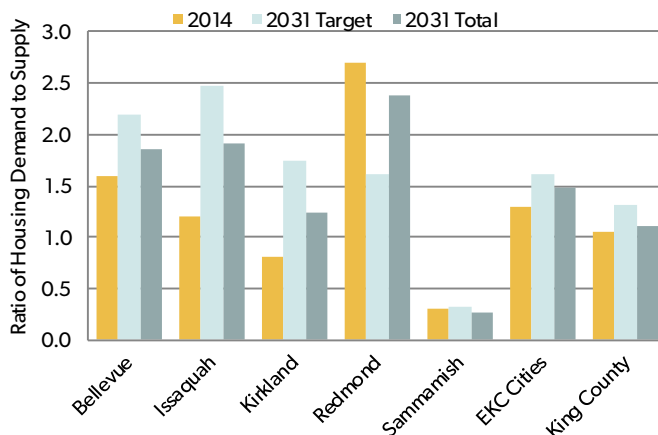
Note that the jump in number of households for Sammamish in 2016 was related to the annexation of Klahanie.

#### Household Housing Unit Growth



Source: Washington Office of Financial Management, 2017

#### Jobs-to-Housing Ratio



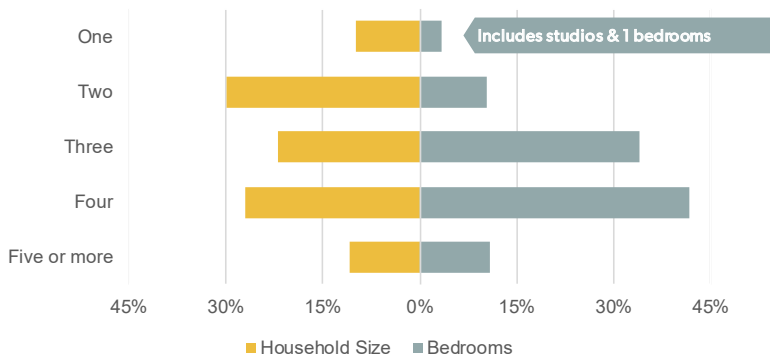
Source: A Regional Coalition for Housing (ARCH), 2014

While Sammamish has a low demand for housing from the local workforce, it is important to think about how Sammamish is influenced by the rest of the region. Job growth is expected to exceed housing growth in many of the cities surrounding Sammamish, which will put pressure on the Sammamish housing market.

## Appendix C | Housing Needs

### Places - Housing Data

#### Housing Matched to Household Size

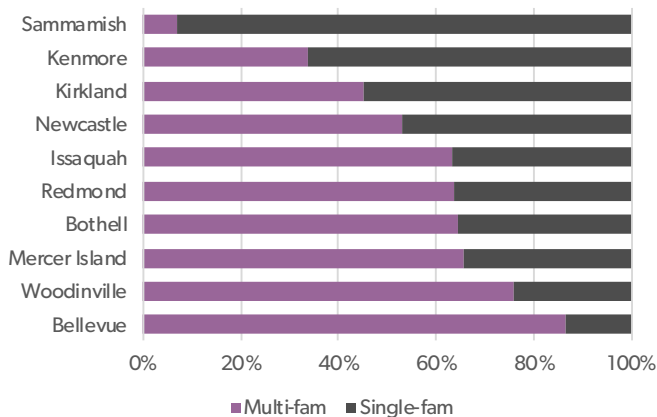


Source: American Community Survey, 2016; 2012-2016 American Community Survey 5-Year Estimates

Sammamish developed for many years as an unincorporated area and as a result has a large number of single family homes compared to surrounding cities.

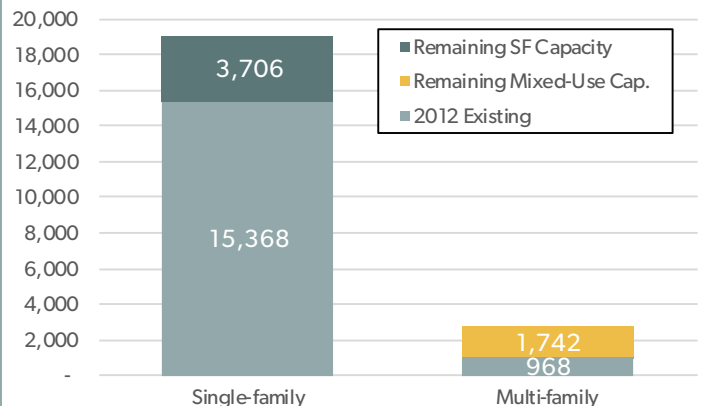
The chart on the left indicates that there's a greater demand for fewer bedroom units than what is currently available.

#### Issued Building Permits, 2005-2015



Source: Puget Sound Regional Council, A Regional Coalition for Housing (ARCH)

#### Residential Development Capacity in Sammamish



Source: King County Buildable Lands Report, 2014

In 2014, Sammamish had capacity remaining to develop 3,706 more single-family homes and 1,742 multifamily homes. Most other cities' charts would show Single-Family and Multi-Family at almost equal heights but Sammamish has more zoning for single-family homes.



## Appendix C | Housing Needs

### Places - Housing Data

#### Housing Incomes & Affordability

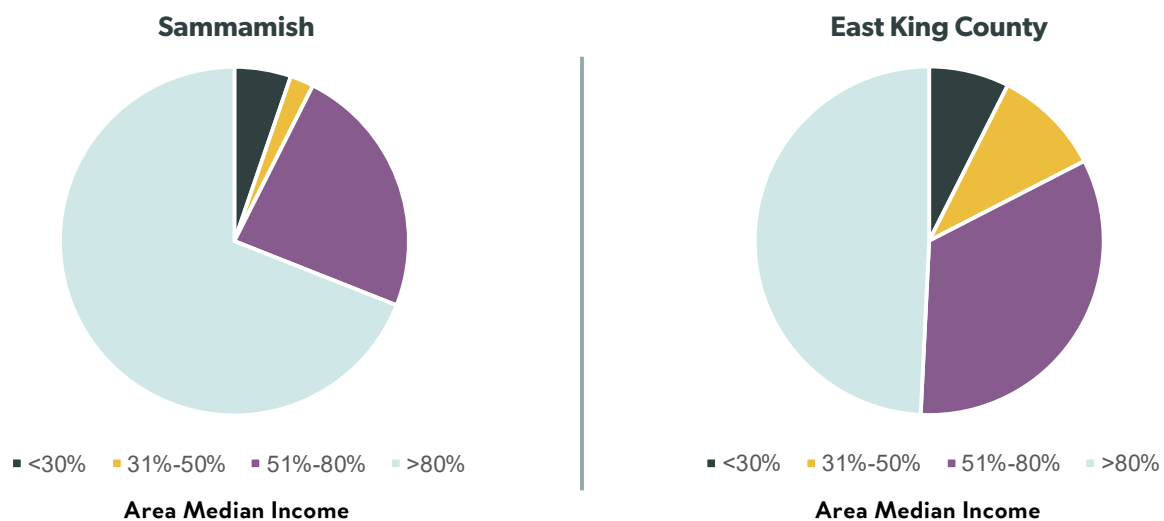
	Studio (1 person)	1 Bedroom (2 people)	2 Bedroom (3 people)	3 Bedroom (4 people)
<b>30% AMI (Very Low Income)</b>				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Affordable Rent	\$504	\$576	\$648	\$720
<b>50% AMI (Low Income)</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent	\$840	\$960	\$1,080	\$1,200
<b>80% AMI (Moderate Income)</b>				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Rent	\$1,344	\$1,536	\$1,728	\$1,920

Source: A Regional Coalition for Housing (ARCH), 2017

The average monthly rent for a one bedroom apartment in East King County was \$1,673 in 2017.

The table above shows the maximum affordable rent for the three lowest income brackets in King County.

#### Existing Rental Affordability



Source: Comprehensive Housing Affordability Strategy, 2012-2011-2015

## Appendix C | Housing Needs

### Places - Housing Data

#### Housing Incomes & Affordability

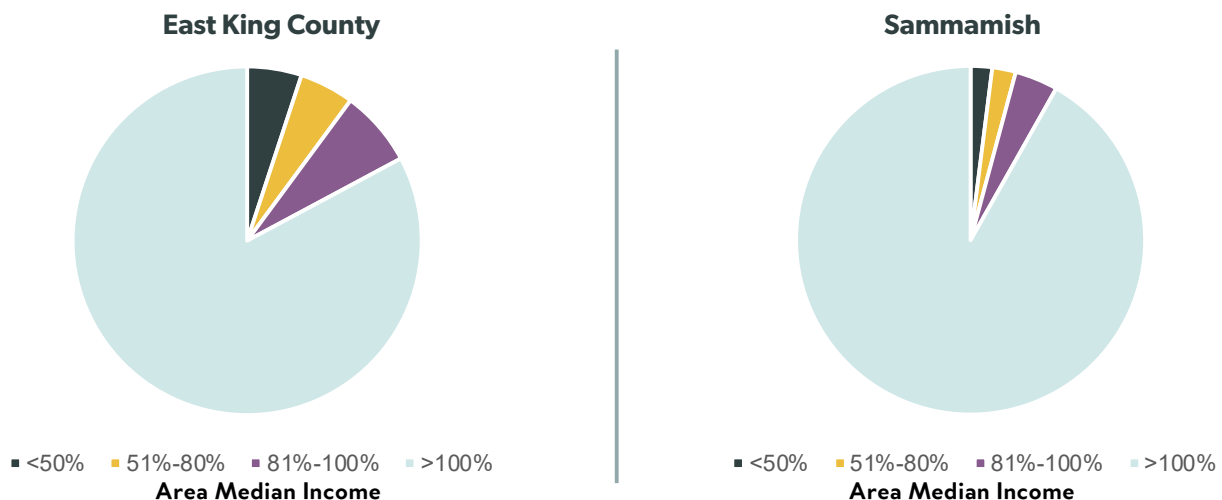
	Studio (1 person)	1 Bedroom (2 people)	2 Bedroom (3 people)	3 Bedroom (4 people)
<b>50% AMI (Low Income)</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Purchase	\$113,165	\$129,331	\$149,752	\$170,172
<b>80% AMI (Moderate Income)</b>				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Purchase	\$198,930	\$227,350	\$260,020	\$292,700

Source: A Regional Coalition for Housing (ARCH), 2017

The table above shows the maximum purchase price for low and moderate income brackets in King County.

Homeownership in Sammamish is no longer affordable for those with lower and moderate incomes.

#### Existing Homeownership Affordability

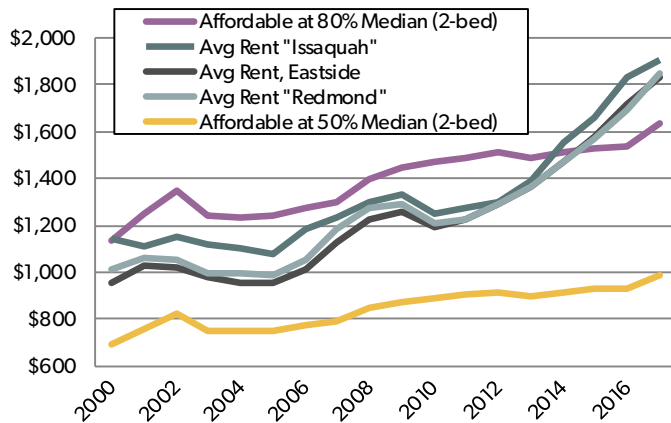


Source: Comprehensive Housing Affordability Strategy, 2012 2011-2015

## Appendix C | Housing Needs

### Places - Housing Data

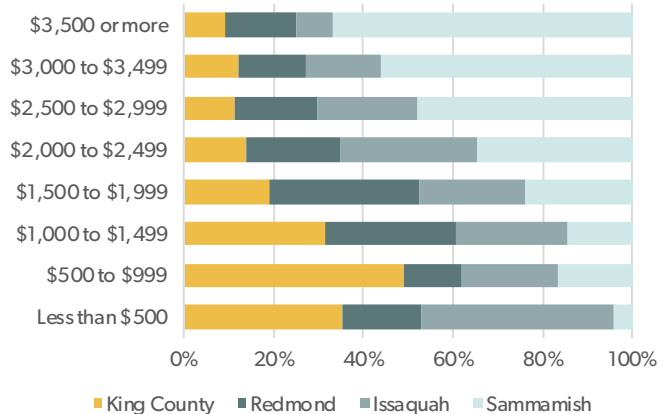
#### Actual & Affordable Rent in Sammamish



Source: Dupre & Scott Apartment Advisors, 2017

Redmond & Issaquah market areas include Sammamish in the chart above.

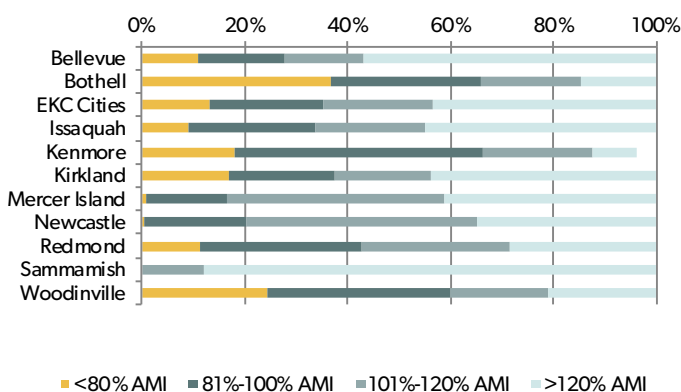
#### Gross Rents



Source: American Community Survey, 2016 2012-2016  
American Community Survey 5-Year Estimates

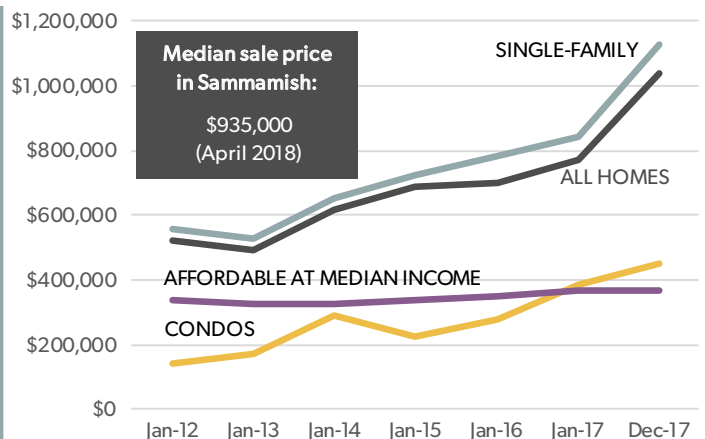
Gross rents include all housing expenses including utilities in the chart above.

#### Affordability of New Attached Housing Units, 1994-2015



Source: A Regional Coalition for Housing (ARCH)

#### Actual & Affordable Sale Prices in Sammamish

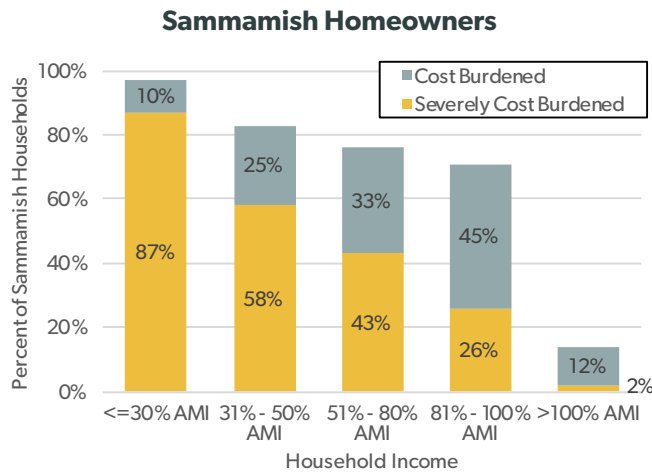


Source: Redfin, 2018

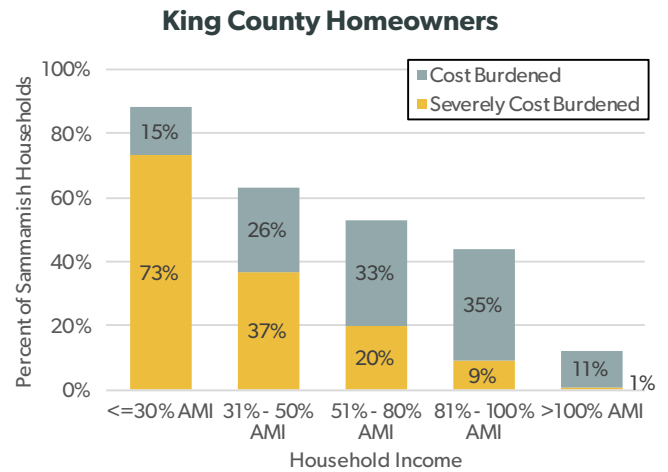
## Appendix C | Housing Needs

### Places - Housing Data

#### Housing Cost Burden for Homeowners



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

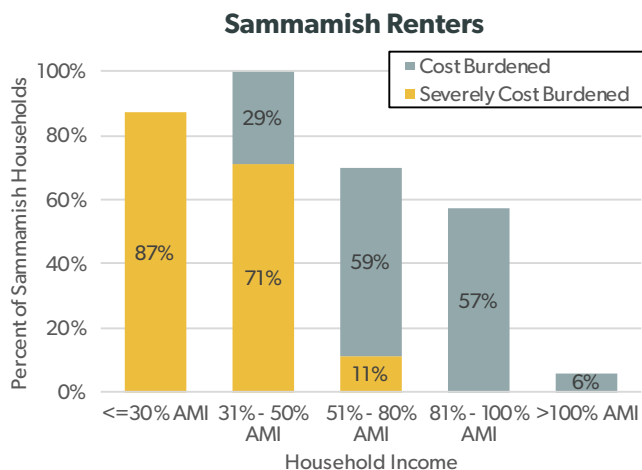


Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-15

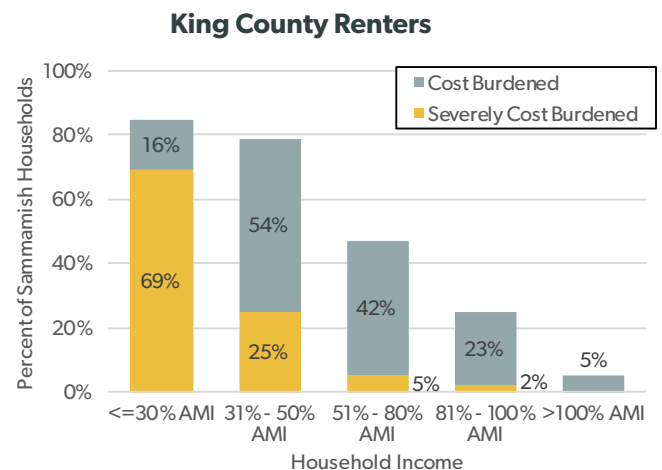
Overall, 28% of Sammamish households are housing cost burdened.

A household is housing cost burdened when it pays more than 30% of its income for housing. This means that the household may have difficulty affording other basic needs like food, transportation, and medical care. Severe cost burden means that a household is paying more than 50% of its income towards housing.

#### Housing Cost Burden for Renters



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015



## Appendix C | Housing Needs

### Places - Housing Data

#### Affordable Housing Units Created **in the Past 20 Years** from 1992-2017

	Low Income Units				Moderate Income Units			
	Direct Assistance	Land Use	Market	Total	Direct Assistance	Land Use	Market	Total
Bellevue	1,028	-	18	1,046	530	467	1,209	2,206
Issaquah	274	4	-	278	46	204	251	501
Kirkland	365	3	43	411	194	184	262	640
Redmond	467	14	45	526	649	564	464	1677
<b>Sammamish</b>	<b>5</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>5</b>	<b>75</b>	<b>-</b>	<b>80</b>
East King County	<b>2,497</b>	<b>30</b>	<b>122</b>	<b>2,649</b>	<b>1,578</b>	<b>1,882</b>	<b>3,138</b>	<b>6,598</b>

Source: A Regional Coalition for Housing (ARCH)

Direct Assistance in the chart above refers to reduced-price or donated land, funding, or fee waivers. Land Use refers to programs like density incentives, mandatory affordable units and ADUs. Market refers to market rate units that are usually studios or college housing.

#### Accessory Dwelling Units **Permitted** **Constructed**

	2016	Total	ADUs per 1,000 SF Detached Homes	Annual Average	Average Last 5 Years
Beaux Arts	-	2	15.5	0.2	-
Bellevue	12	135	4.5	5.9	6.0
Bothell	2	8	0.9	0.3	1.2
Clyde Hill	1	5	4.1	0.3	0.4
Hunts Point	-	-	-	-	-
Issaquah	3	44	7.4	2.0	1.8
Kenmore	5	50	8.7	3.3	3.8
Kirkland	11	54	7.5	7.0	6.6
Medina	-	1	0.8	0.1	-
Mercer Island	1	226	31.4	10.3	2.4
Newcastle	-	33	10.4	2.1	3.0
Redmond	5	18	1.7	0.8	1.4
<b>Sammamish</b>	<b>2</b>	<b>32</b>	<b>1.8</b>	<b>2.1</b>	<b>3.6</b>
Woodinville	-	3	1.1	0.1	0.4
Yarrow Point	-	-	-	-	-
EKC cities	42	711	6.1	30.9	30.6

Source: A Regional Coalition for Housing (ARCH)

#### Accessory Dwelling Units (ADUs)

ADUs increase housing supply without impacting neighborhood character and causing minimal disruption. The large majority of ADUs are built into homes, typically in daylight basements. ADUs support aging in place and multi-generational households but can also be used as rental units.

## Appendix D | Stakeholder and Focus Group Summary

### Housing Industry Input

<b>Feedback Method</b>	Panel discussion and Q&A with Sammamish Planning Commission
<b>Institutions Engaged</b>	Gina Estep (Murray Franklyn); Patrick Tippy (Catholic Housing Services); Aaron Hollingberry (Toll Brothers); Rand Redlin (Homestead Community Land Trust); Steve Yoon (Mill Creek Residential); Tim Walter (King County Housing Authority)
<b>Summary</b>	Panelists shared their perspectives on the range of housing strategies being explored by the Sammamish Planning Commission. In addition to providing their insights into what they think would be most effective and impactful in addressing the housing needs of Sammamish and our region, they also shared some thoughts on additional strategies and items for the City to consider.
<b>Sammamish's Biggest Housing Needs</b>	<p>Panelists had a range of input. Some highlighted the need for more affordable homeownership options and others discussed the need to provide more opportunities for residents to age-in-place. Others mentioned how attitudes and preferences relating to housing are changing even with suburban residents.</p> <p>All panelists agreed that there should be clear goals established related to housing development and that the strategies selected should be high impact options that work toward these goals. Finally, they agreed that all strategies should be simple and clear so that they can easily guide homeowners and developers in implementation.</p>
<b>Strategies to Address Housing Issues</b>	<p>There were many potential strategies that panelists thought could have a positive impact on Sammamish's long term housing needs and quality of life. These included:</p> <ul style="list-style-type: none"> <li>• Utilizing incentives, tax exemptions and/or financing options to make it easier to build affordable housing.</li> <li>• Creating public/private partnerships and utilizing public lands and/or properties of faith institutions for affordable housing.</li> <li>• Allowing for flexible development standards and innovative housing options like cottage housing.</li> <li>• Preserve existing housing stock which creates opportunities for sweat equity.</li> </ul>
<b>Additional Thoughts Related to Housing in Sammamish</b>	<p>Panelists encouraged the Commission to think long-term about what will lead to meaningful outcomes. They urged the City to increase the housing options available, to continually review development regulations and to avoid layering regulations. They also recommended that Sammamish be proactive about housing and consider the demands of the region and the state when thinking about the local market because they relate to one another.</p> <p>Additionally, panelists shared that for each of them, the decision to develop a project is based on the numbers (profit for market rate developers and subsidies/debt financing for affordable housing developers) and suggested that the Commission take time to understand the business model associated with each of the housing strategies.</p>

## Appendix D | Stakeholder and Focus Group Summary

### Social & Human Services Provider Input

<b>Feedback Method</b>	Online Survey and Phone Interviews
<b>Institutions Engaged</b>	City staff reached out to Friends of Youth, LifeWire, St. Vincent de Paul, Issaquah Food & Clothing Bank, India Association of Western Washington, Hopelink, and Issaquah Community Services. Four organizations chose to complete online surveys and two chose phone interviews.
<b>Summary</b>	While organizations serve a wide range of people with varying demographics, feedback from all organizations stressed not only the need for affordable housing in Sammamish (especially for those at or below 30% AMI) but also that the affordable housing be located close to public transportation that transports people to employment centers throughout the region.
<b>Sammamish's Biggest Housing Needs</b>	<p>Organizations reported that many of those they serve would be interested in moving to Sammamish but are unable to do so due to lack of affordable housing options and limited access to public transportation. Additionally, limited rental units and the distance from housing to employment centers and services present challenges.</p> <p>The high quality schools have attracted families of all income levels to come live in Sammamish. Several organizations report that currently in Sammamish, there are a large number of single parents living in the available affordable housing units, many of whom have fled domestic violence situations and are starting to rebuild their lives. There are also young families and young adults living in and around Sammamish that struggle with housing instability and homelessness. The distance from housing to public transportation forces many of these parents to walk several miles with their children in order to get to buses that will take them to daycare and employment.</p>
<b>Strategies to Address Housing Issues</b>	<p>Suggestions on how to address the housing needs mentioned above included:</p> <ul style="list-style-type: none"> <li>• Negotiating with developers to include adequate affordable housing in new developments.</li> <li>• Increasing public transportation frequency and routes.</li> <li>• Providing indoor multicultural spaces for communities to interact.</li> <li>• Partnering with nonprofits during the planning process and talk with potential residents to better understand their needs.</li> <li>• Partnering with nonprofits to develop targeted housing (either through ARCH or by donating underutilized city land and facilities)</li> <li>• Providing fee waivers to make it easier for nonprofits to develop affordable housing.</li> <li>• Working to create a climate where city staff, local businesses, religious institutions and others are thinking creatively about how to work together to create a more diverse socio-economic community.</li> </ul>
<b>Additional Thoughts Related to Housing in Sammamish</b>	Rising housing costs are forcing families to cut other critical expenses like food, utilities, and other basic needs. A large majority of requests for assistance in and around Sammamish are housing related. Additionally, Issaquah Food and Clothing Bank reports a massive increase in demand for food related support programs.

## Appendix D | Stakeholder and Focus Group Summary

### Local Business Input

<b>Feedback Method</b>	Online Survey
<b>Institutions Engaged</b>	City staff partnered with the Sammamish Chamber of Commerce to reach out to local businesses and ask them to complete an online survey. They sent the survey to MOD Pizza, Sammamish Café, McDonald's, the YMCA, the Water District, QFC and Metropolitan Market. Four businesses chose to complete the survey.
<b>Summary</b>	Local businesses reported that both the lack of affordable housing as well as the limited types of housing available have a huge impact on their ability to recruit and retain good workers. This impacts their ability to maintain the quality of service and hours of operation that Sammamish residents demand.
<b>Sammamish's Biggest Housing Needs</b>	<p>Increasing low-cost rentals units was seen as the biggest housing need among the local businesses. The majority of their staff are commuting from areas like Everett and Renton to get to Sammamish. In order to attract them to work in Sammamish, some businesses are having to provide additional compensation to employees.</p> <p>Thinking about their employees that would be interested in living in Sammamish, the most common household types are single individuals without children, couples with children, and single parents. On average, most of these employees have an annual income of \$45,000 or less.</p>
<b>Strategies to Address Housing Issues</b>	<p>In addition to creating more affordable housing (particularly affordable rental housing) included:</p> <ul style="list-style-type: none"><li>• Partnering with Central Washington to create degree programs that attract college students to stay in Sammamish.</li><li>• Consider subsidizing housing to make it affordable for those who are working in Sammamish.</li></ul>



## Appendix D | Stakeholder and Focus Group Summary

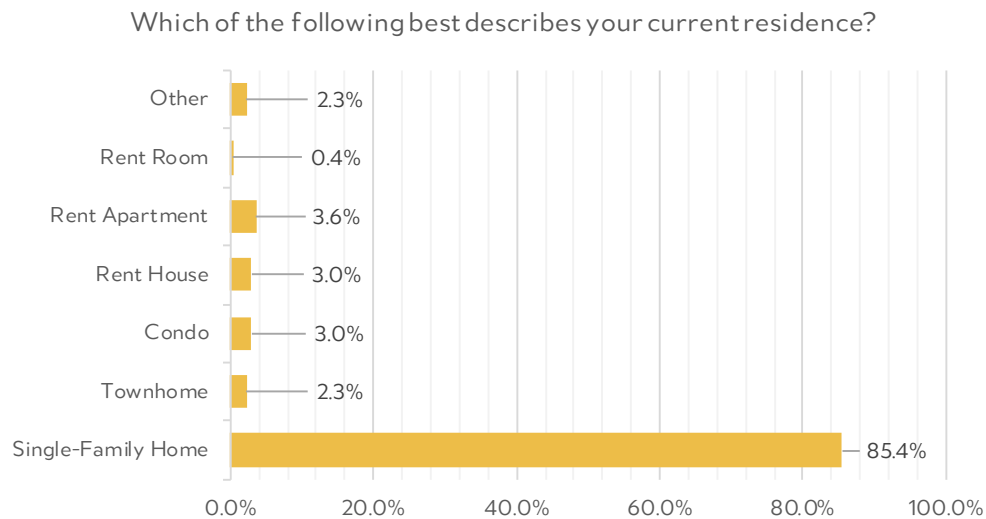
### Local School Input

<b>Feedback Method</b>	Focus group
<b>Institutions Engaged</b>	A Regional Coalition for Housing (ARCH) and City staff met with staff from Lake Washington School District to discuss how the local housing market impacted their staff.
<b>Summary</b>	<p>Most staff and teachers in Sammamish commute from all over the region (Mill Creek, Everett, Maple Valley as well as Seattle). As surrounding areas like Fall City, Snoqualmie, North Bend, Carnation get more expensive and traffic gets worse, it's getting harder to retain teachers. There are no affordable homes in Sammamish for entry level teachers who are usually single. Additionally, there are no affordable starter homes in Sammamish for school staff that are beginning to have families.</p> <p>Sammamish schools are losing teachers annually and struggling to find staff. One school had 14 teachers leave last year, 9 of whom said it was because their commute was too long and/or they couldn't find housing to meet their needs. School staff in Sammamish have a higher percentage of people who leave after 2-4 years, which is unusual for the education field and is a loss for the school which after 2-4 years has invested a significant amount of money in teachers' professional development.</p>
<b>Sammamish's Biggest Housing Needs</b>	<p>A variety of housing types that are affordable including apartments, condos, and townhomes would best address the range of housing needs teachers have throughout their careers and would allow them to live in the community where they work.</p> <p>Additionally, walkable, family friendly communities that have sidewalks, playgrounds and are easily accessible by a variety of transportation modes (bikes, walking, buses) would likely also appeal to most school staff, especially those with children.</p>
<b>Strategies to Address Housing Issues</b>	In addition to creating more affordable housing (particularly affordable homeownership for young families), explore the idea of prioritized affordable housing or special housing units for public employees working in Sammamish. There is sufficient demand from the local workforce and there are some successful program models operating in California that could be evaluated for replication.
<b>Additional Thoughts Related to Housing in Sammamish</b>	People move to Sammamish because of the high quality schools but the expensive housing market and limited housing stock is putting school quality at risk as it is becoming increasingly difficult for the district and schools to attract and retain high quality teachers and staff.

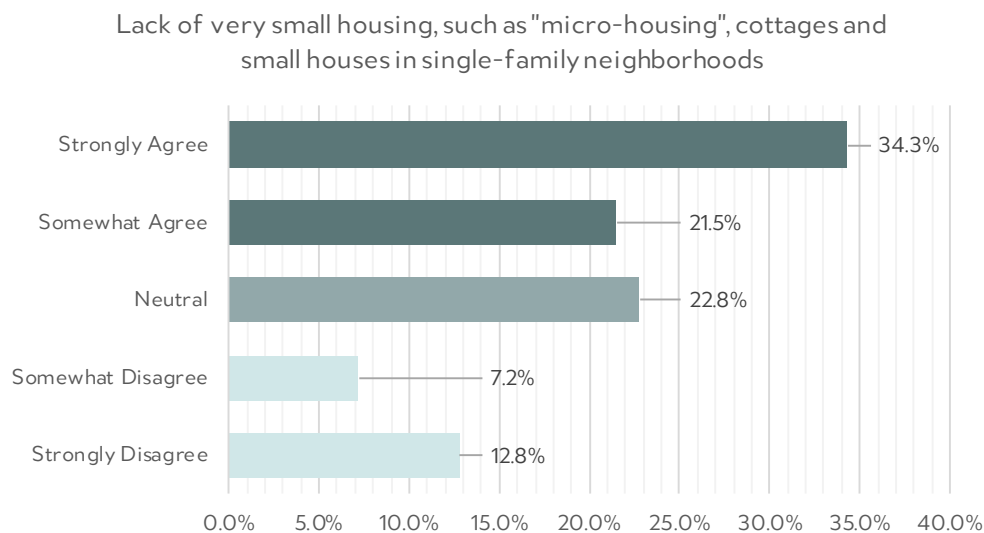
## Appendix E | Community Survey

The City heard from 474 individuals responding to an online survey allowing staff to gauge the level of understanding and the general impressions of the public on the topic of housing. The community survey ran from March 19 through April 9, 2018 and provided the City with a better understanding of community perspectives and desires.

### Survey Results



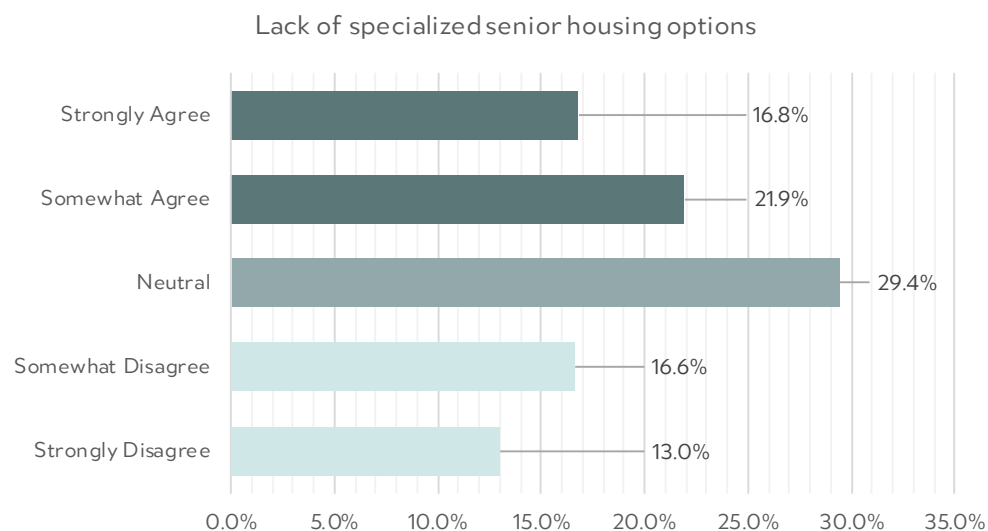
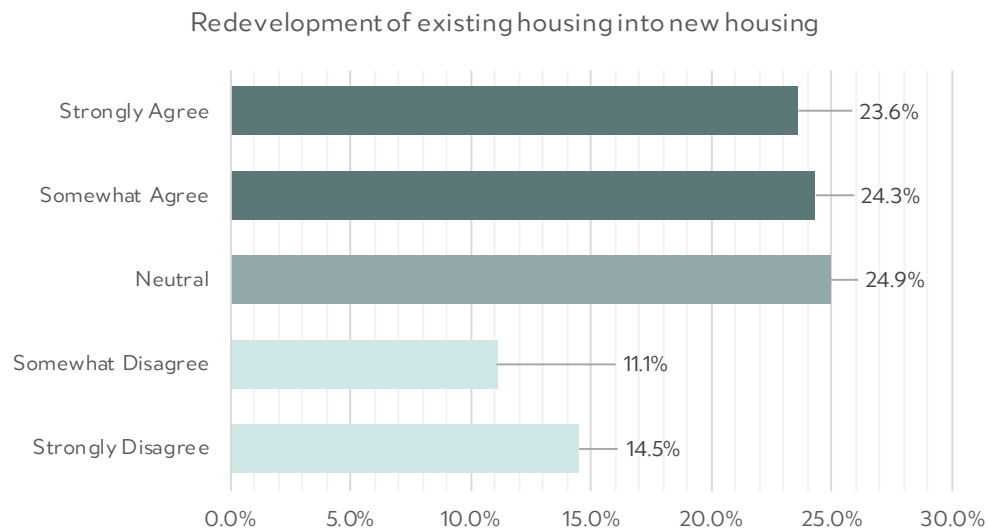
### Which of these statements reflect Sammamish today?



## Appendix E | Community Survey

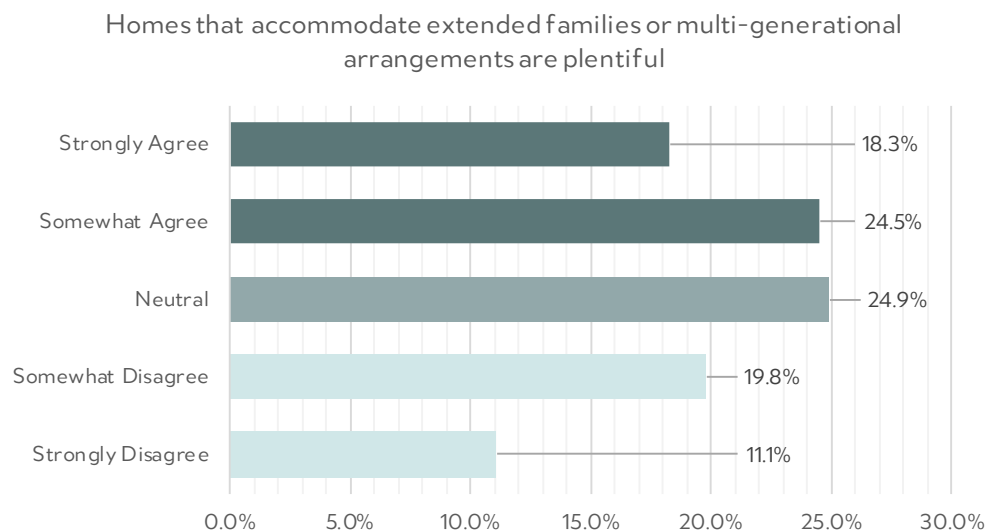
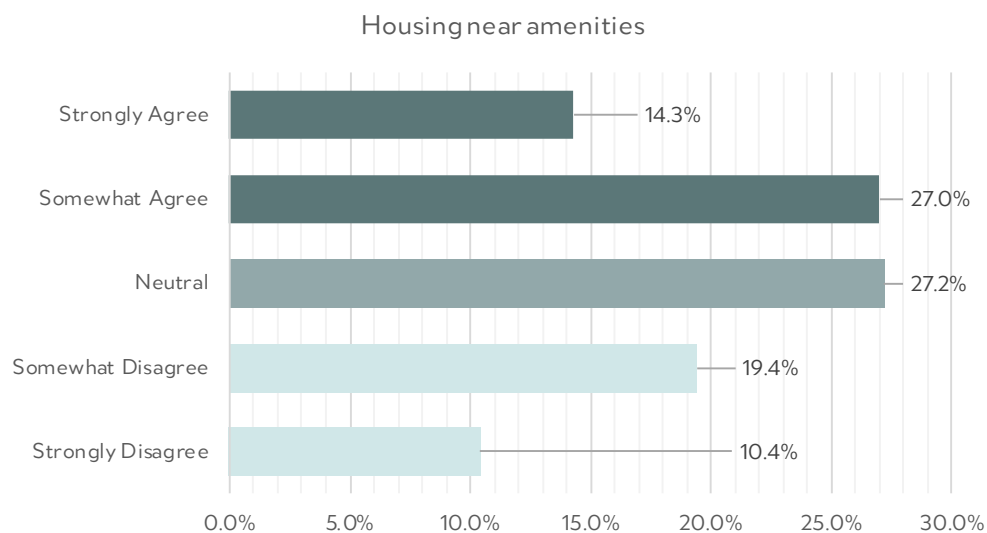
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### Which of these statements reflect Sammamish today? (continued)



## Appendix E | Community Survey

### Which of these statements reflect Sammamish today? (continued)

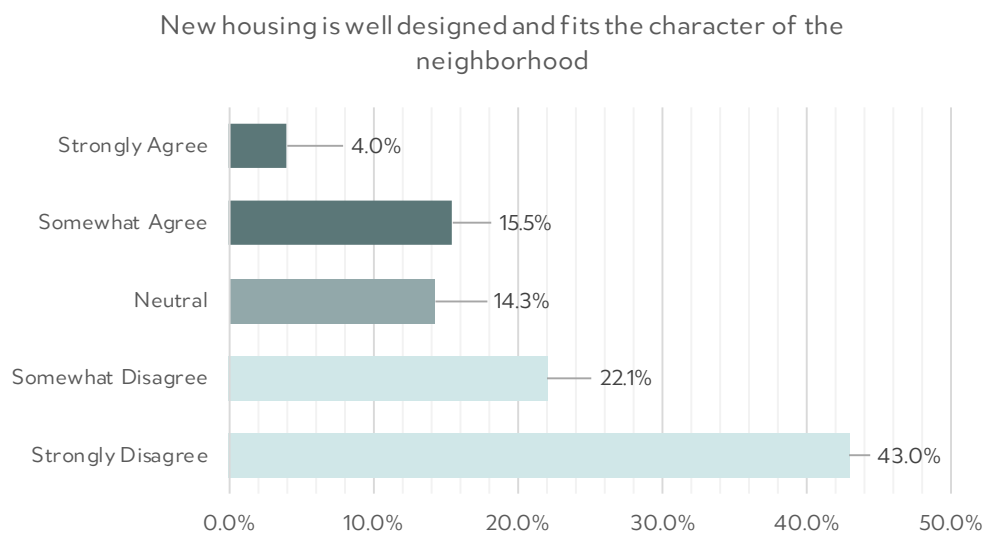
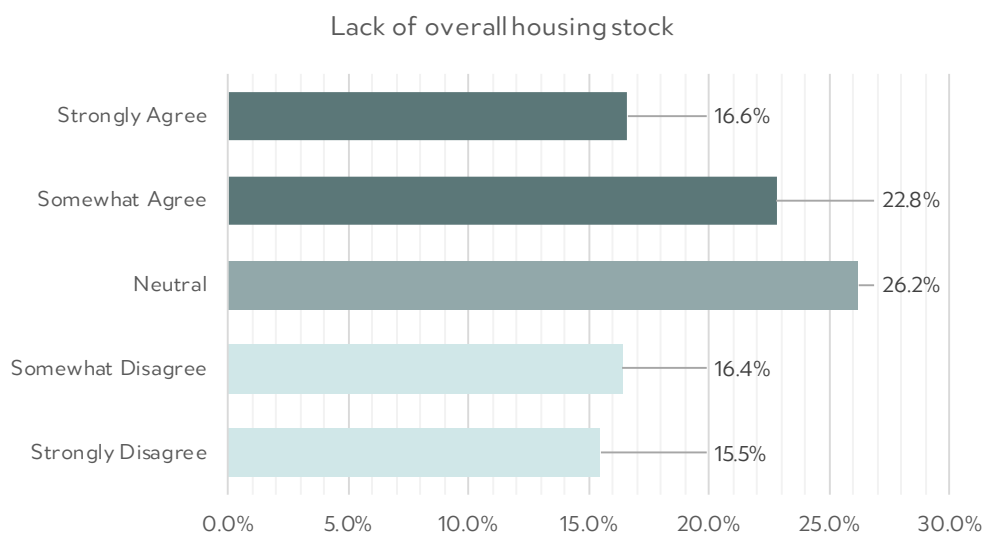




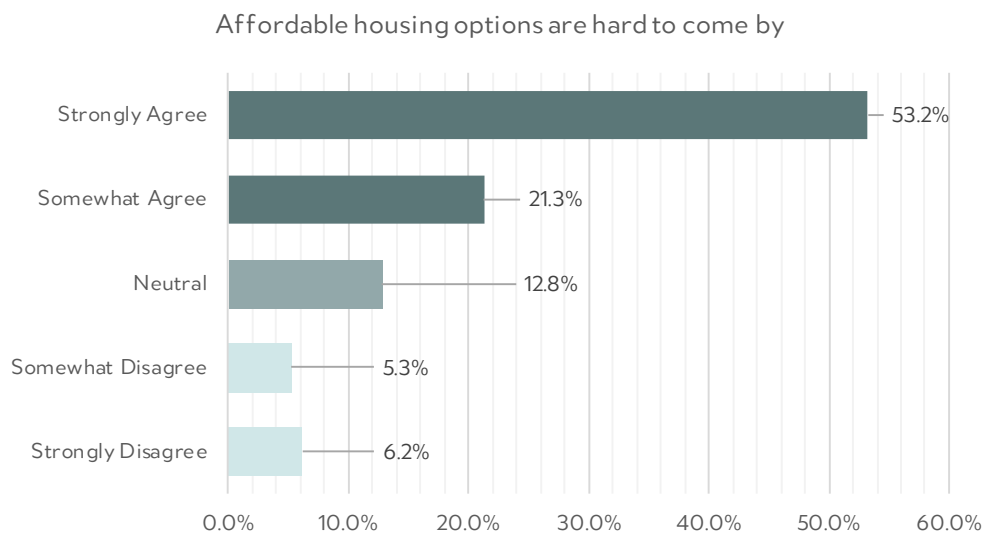
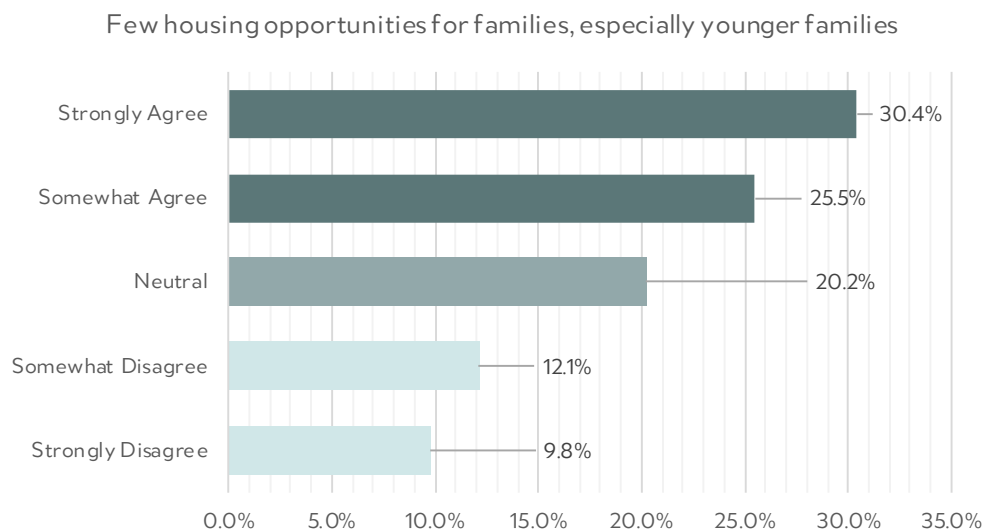
## Appendix E | Community Survey

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### Which of these statements reflect Sammamish today? (continued)

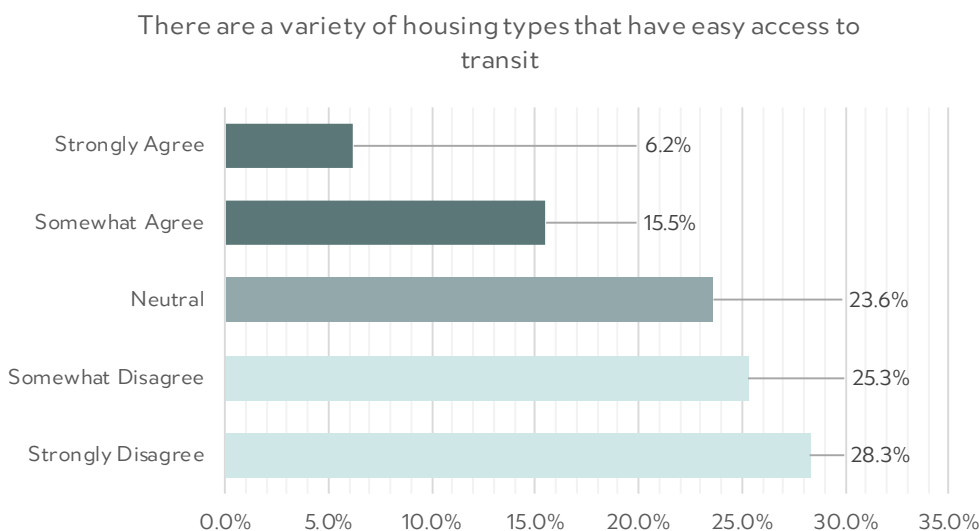


### Which of these statements reflect Sammamish today? (continued)

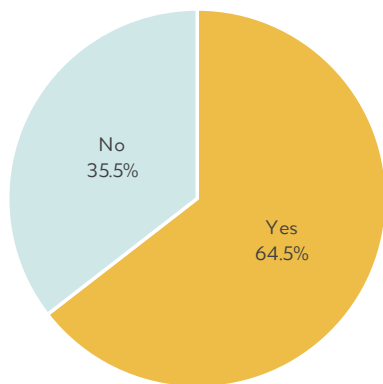


# Appendix E | Community Survey

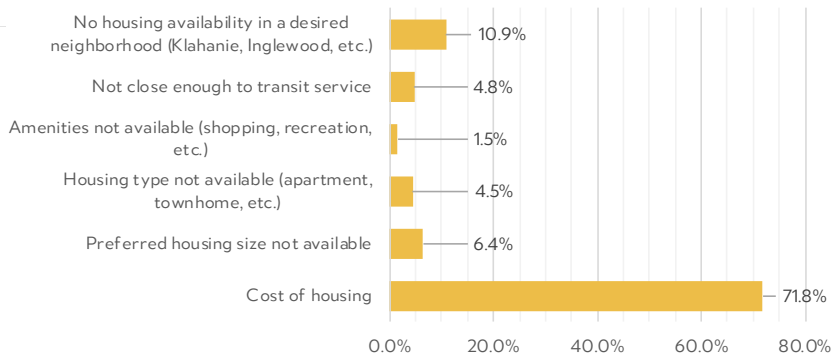
## Which of these statements reflect Sammamish today? (continued)



Have you, or anyone you know, had trouble finding a place to live in Sammamish in the last five years?



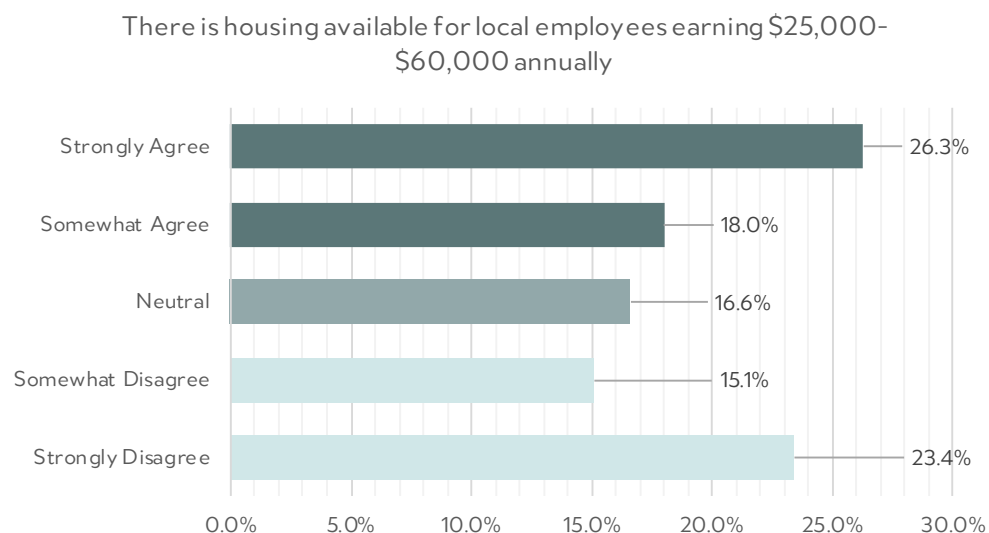
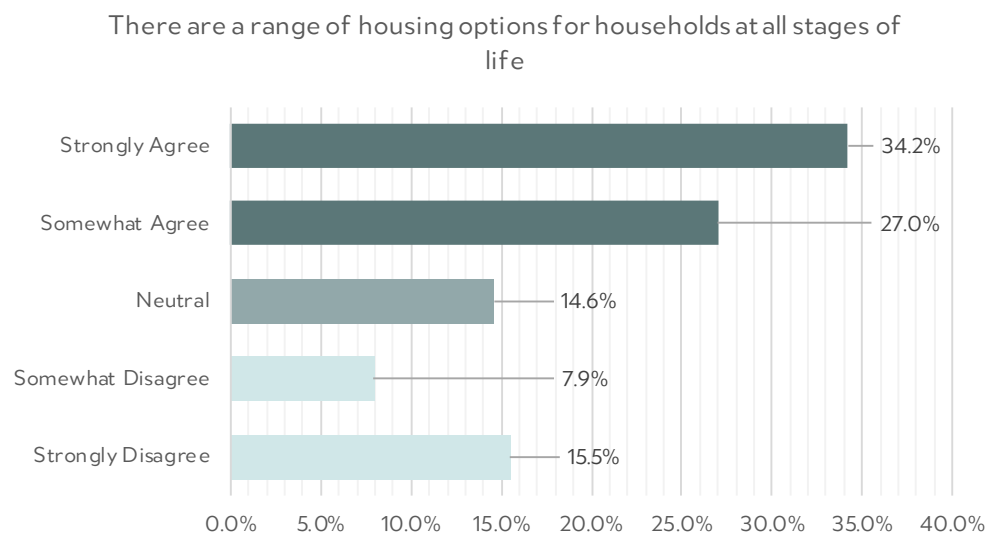
If yes, what kept you, or someone you know, from finding a place to live?



## Appendix E | Community Survey

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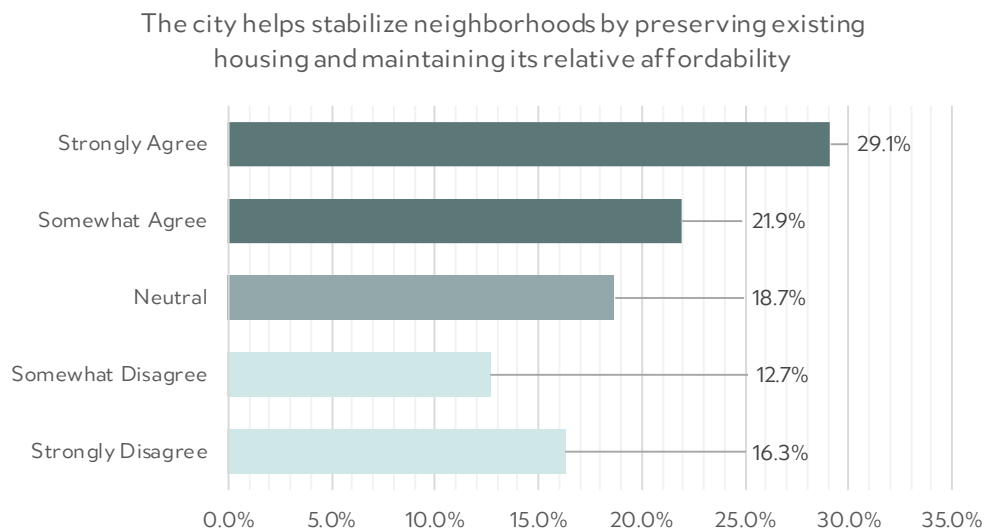
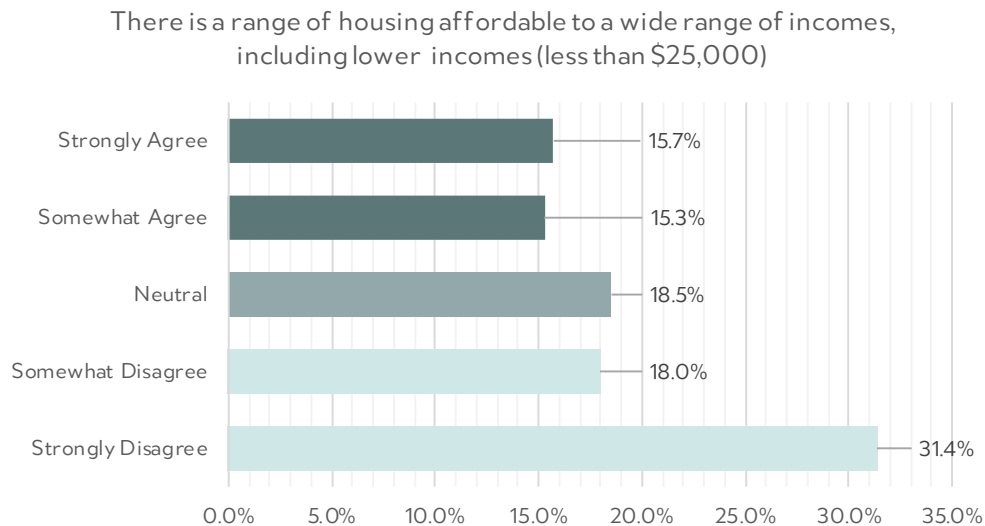
### Which of these statements are successful outcomes for Sammamish in the next 20 years?



## Appendix E | Community Survey

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### Which of these statements are successful outcomes for Sammamish in the next 20 years?

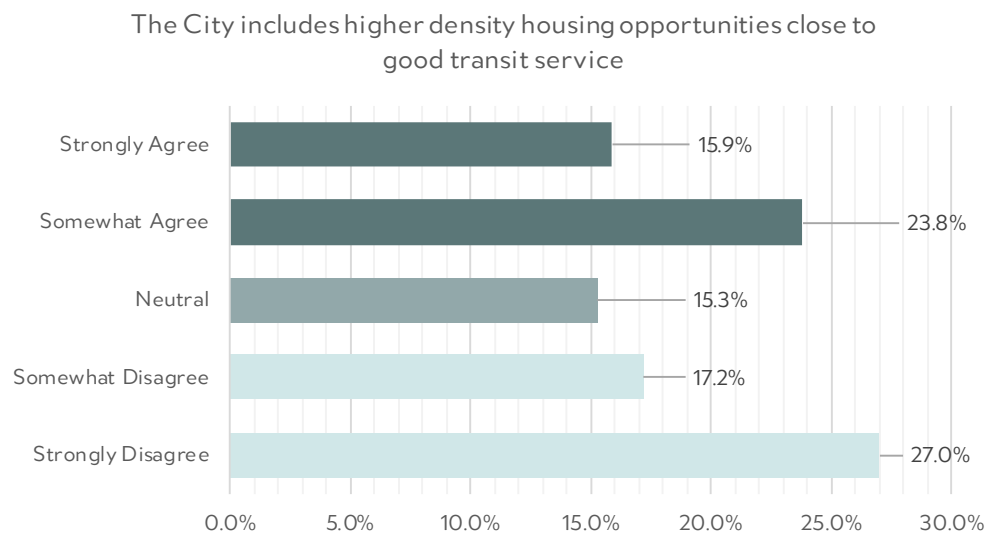
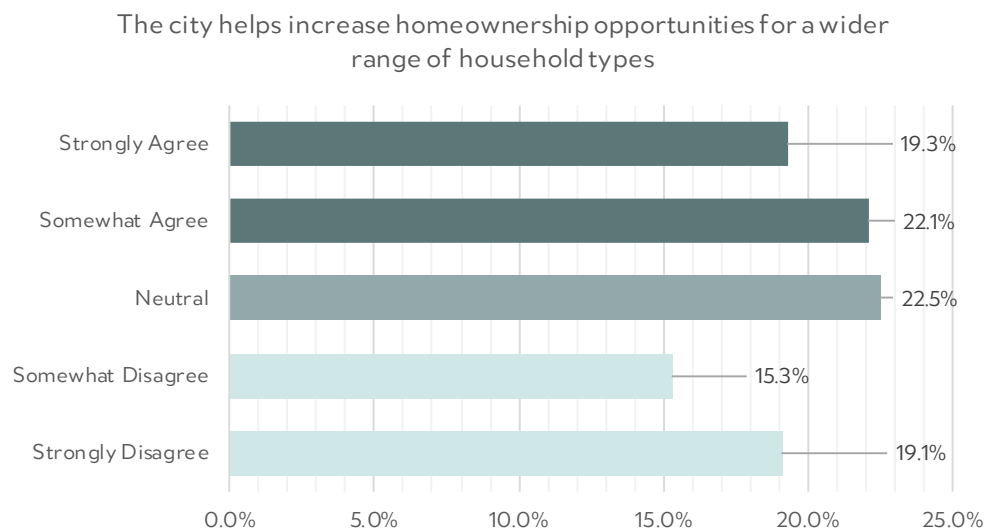




## Appendix E | Community Survey

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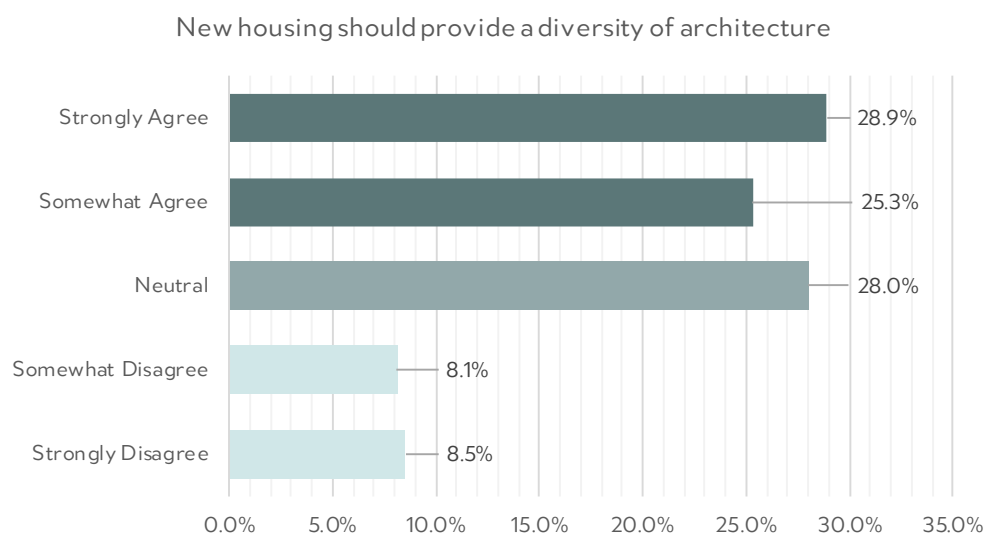
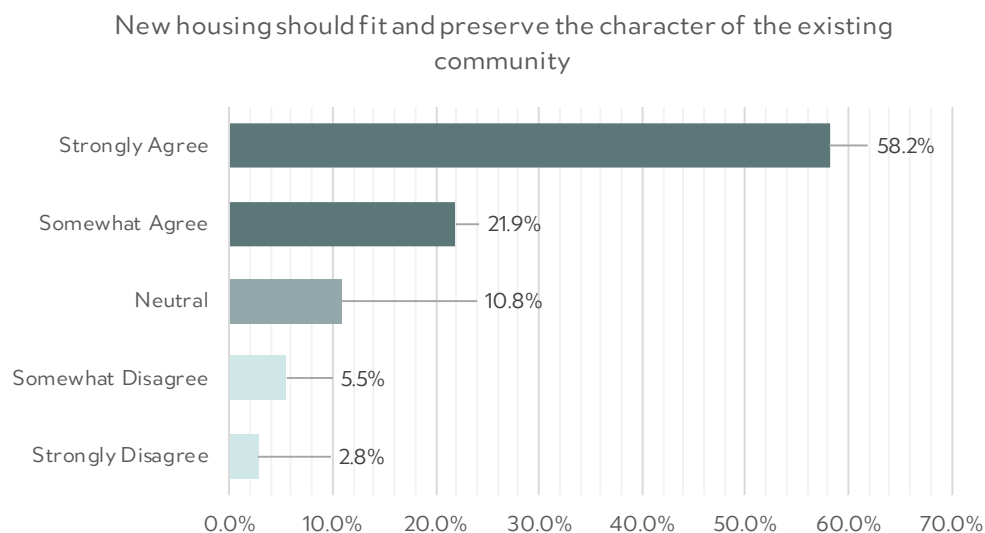
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## Appendix E | Community Survey

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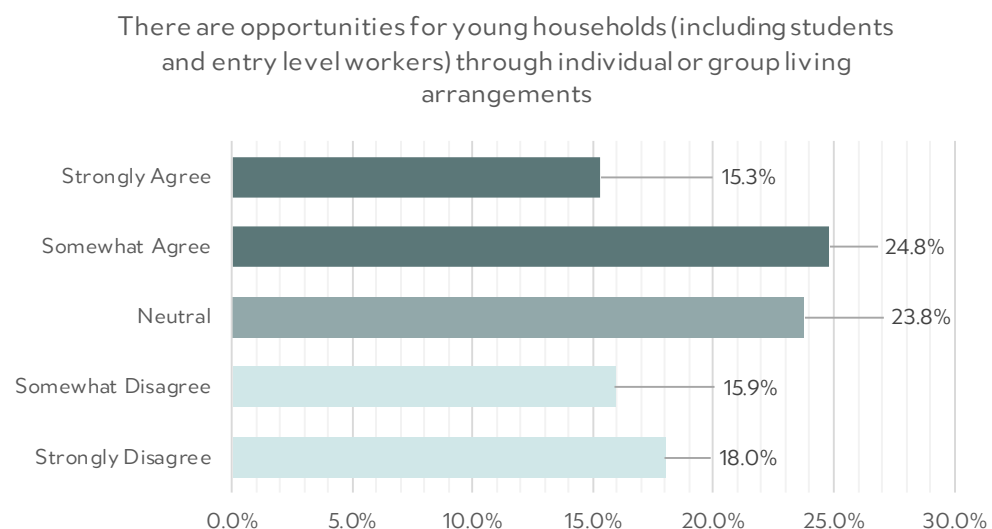
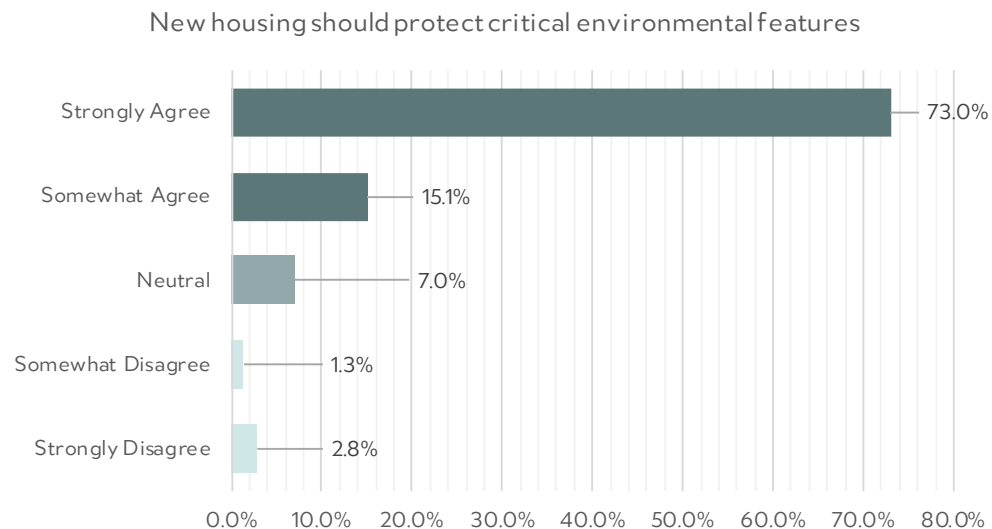
### Which of these statements are successful outcomes for Sammamish in the next 20 years?



## Appendix E | Community Survey

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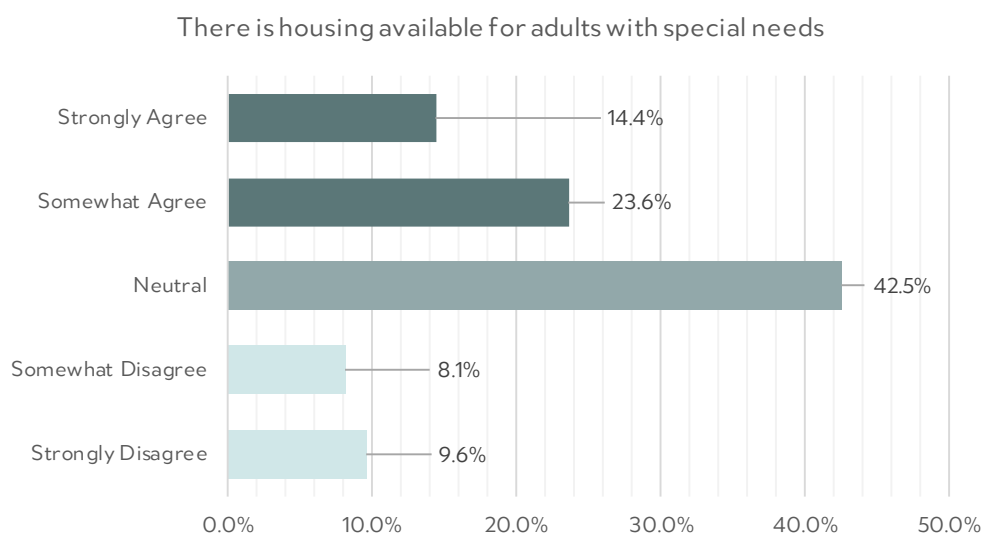
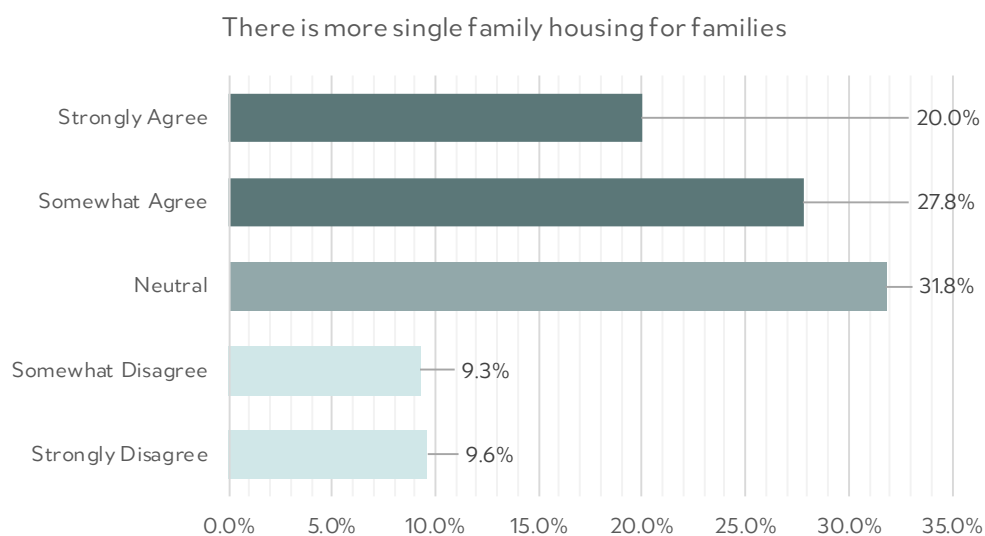
### Which of these statements are successful outcomes for Sammamish in the next 20 years?



## Appendix E | Community Survey

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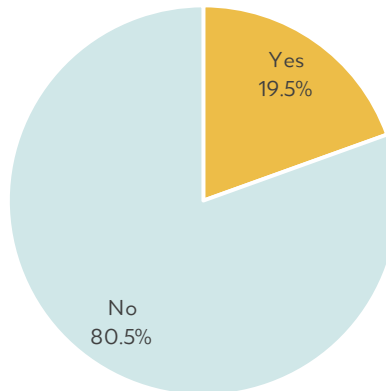
### Which of these statements are successful outcomes for Sammamish in the next 20 years?



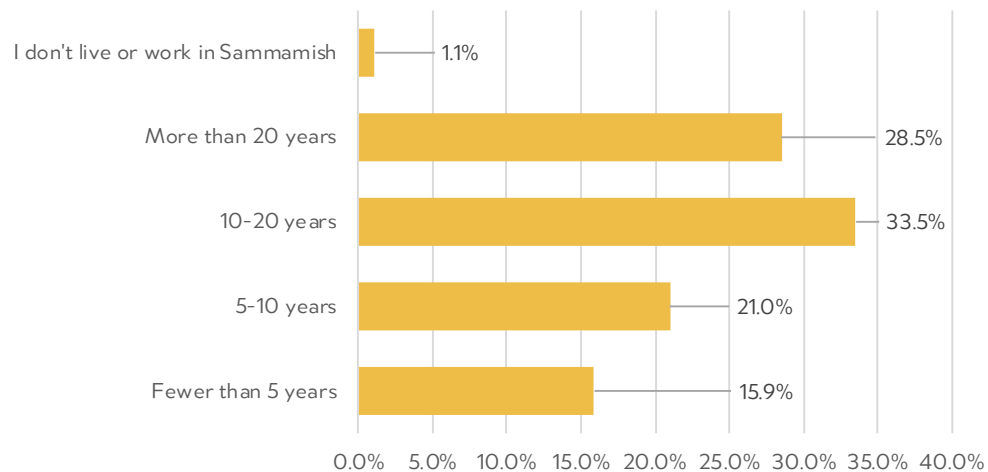
## Appendix E | Community Survey

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Do you work in Sammamish?



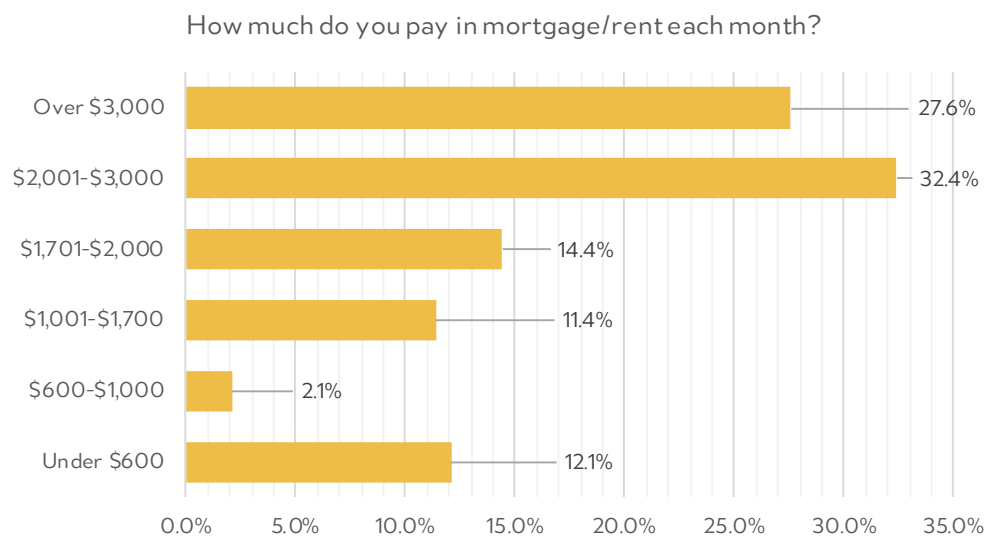
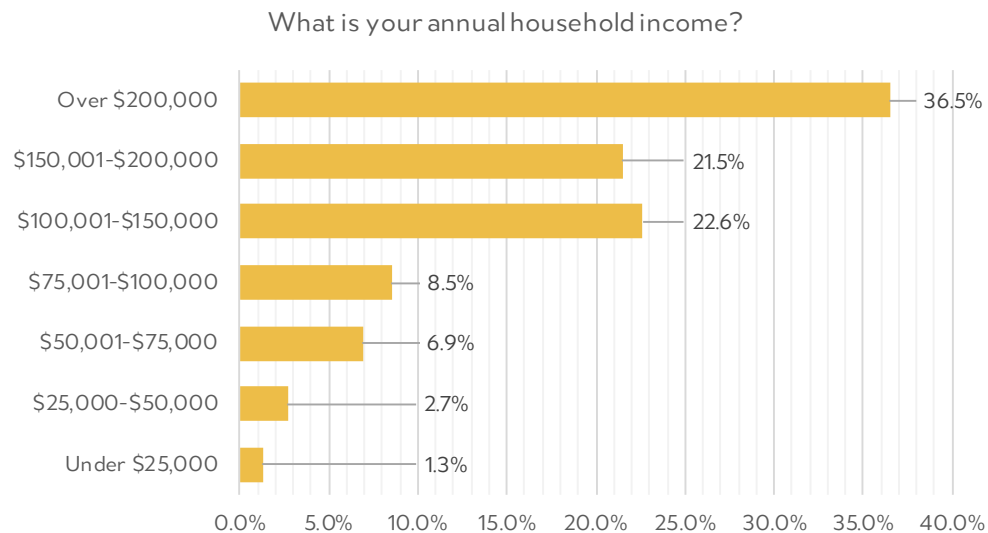
How long have you lived/worked in Sammamish?





## Appendix E | Community Survey

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## Appendix F | Community Feedback

### Public Comments

<b>Feedback Method</b>	Comment cards completed at Community Workshop on April 25, 2018, emails received, and presentations conducted during public comment at Planning Commission meetings
<b>Summary</b>	Residents shared a range of concerns, ideas, and suggestions related to housing needs, development standards, and transportation issues impacting Sammamish residents.
<b>Sammamish's Biggest Housing Needs</b>	<p>The needs of seniors in Sammamish was the most common area of concern among feedback received. This included concerns about the lack of housing options that allow seniors to age-in-place, as well as one-story housing options adaptable for seniors and those with disabilities. Additionally, there were comments about tax-relief for seniors with limited financial means.</p> <p>Transportation was another key theme. This included how Sammamish residents were going to access the light rail as well as concerns about traffic congestion on the Sammamish Plateau, particularly as it becomes more dense over time.</p> <p>Finally, there were concerns about the physical appearance of housing and commercial development. Some were concerned that the style of new construction didn't blend well with the area. Others were concerned about dense housing on small lots.</p>
<b>Strategies to Address Housing Issues</b>	<p>There were many suggestions for what the City could do to address housing and related needs in Sammamish. These included:</p> <ul style="list-style-type: none"><li>• Provide utility/property tax breaks for seniors with limited incomes;</li><li>• Allow for larger Accessory Dwelling Units (ADUs);</li><li>• Simplify and reduce the cost of permitting and mitigation for new construction;</li><li>• Encourage the development of single floor condos with enhancements for seniors;</li><li>• Create condos with elevators and secure parking for the elderly/disabled that are located near amenities;</li><li>• Provide a range of housing options for seniors, recognizing that some seniors prefer to live in communities with a diverse range of ages;</li><li>• Build housing on bigger lots to reduce density;</li><li>• Develop architectural standards for all multi-family housing and commercial spaces to ensure the style reflects the area and that it has lasting appeal;</li><li>• Focus on amending the Comprehensive Plan to increase density in Town Center and down-zone other neighborhoods;</li><li>• Provide more transit-oriented housing options; and</li><li>• Consider code changes or incentives that allow people to experiment with new technologies to address issues related to stormwater and other areas and allow construction in restricted areas.</li></ul>

## Appendix G | Gap Analysis

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After the Sammamish Planning Commissioners and Sammamish Human Services Commissioners reviewed extensive demographic and housing data provided by A Regional Coalition for Housing (ARCH) and City staff, they asked City staff to use the data to identify unmet areas of housing need currently in Sammamish.

Using two charts, one of which compared Household Types and the other of which compared Housing Types, City staff noted categories that had a shortage of housing as well as categories that had an adequate supply. Once this was complete, ARCH and City Staff led the Planning Commissioners and Sammamish Human Services Commissioners in a Housing Gap Analysis to help provide some guidance as Commissioners prioritized the strategies to be included in Sammamish Home Grown.

City staff asked Commissioners to identify the top three categories in each chart that they felt were the most important to address in the Housing Strategy Plan. The results of this exercise can be seen on the following pages of Appendix G.

Following the exercise, Commissioners participated in a discussion on housing strategies that the City can use to address housing gaps throughout Sammamish.

## Appendix G | Gap Analysis

Household Type	Any Income	Very Low Income	Low Income	Moderate Income	Middle Income	Upper Income
<b>Living Alone</b> Includes young adults & other singles 9% of Sammamish & 31% of King County	1					
<b>Couples without Children</b> Includes empty-nesters & other couples 32% of Sammamish & 26% of King County	4					
<b>Couples with Children</b> Includes small families & large families 49% of Sammamish & 21% of King County	2	1		3	1	
<b>Single Parent Households</b> 5% of Sammamish & 7% of King County	5	1				
<b>Seniors</b> 1 or 2 person households 12% of Sammamish & 20% of King County	11		1			
<b>Extended Families</b> Multi-generational households 1% of Sammamish & 2% of King County	2					
<b>Unrelated Roommates</b> 6% of Sammamish & 16% of King County						
<b>People with Disabilities</b> Those needing on-site services	4					
<b>People Experiencing Homelessness</b>	5					
<b>Transitional Populations</b>						



Commissioner priority  
(including number of  
Commissioner votes)



Staff identified as shortage of housing  
& Commissioner priority (including  
number of Commissioner votes)



Staff identified as shortage  
of housing

## Appendix G | Gap Analysis

Housing Type	Any Income	Very Low Income	Low Income	Moderate Income	Middle Income	Upper Income
<b>Single Family Detached</b> Ownership 78% of Sammamish & 47% of King County	10					
<b>Single Family Attached</b> Ownership; townhomes, duplexes, etc. 4% of Sammamish & 4% of King County						
<b>Multi-family</b> Rental	8	1		3	1	
<b>Homes Under 1,000 SF</b> Ownership & rental; ADUs, cottages, etc.	5	1				
<b>Senior Housing</b> Ownership & rental; independent & assisted living, nursing homes, etc.	6		1			
<b>Transit-Oriented</b> Ownership & rental; located near bus routes	1					
<b>Walkable to Services &amp; Employment</b>	1					
<b>Emergency Shelter</b>	3					
<b>Group Homes</b>	3					
<b>College Student Housing</b>						

2 Commissioner priority (including number of Commissioner votes)

5 Staff identified as shortage of housing & Commissioner priority (including number of Commissioner votes)

Staff identified as shortage of housing



Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION									
A. Housing Theme - Neighborhood Vitality and Character		TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
A. 1	Community Design Standards - Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center.										
A. 2	Sub-Area Plans - Develop Subarea Plans for central neighborhoods (i.e. the Ingewood, Pine Lake, Kharane Centers) as well as other neighborhoods.	Regulatory	H.1.1, H.2.2, H.1.1, H.1.4, LU.1, LU.1.4						Survey		High
		Regulatory	H.1.2, LU.1, LU.3.2								High
A. 3	Subdivision Code Update	Regulatory	H.1.1, LU.1.1								High

# Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION					TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
A. Housing Theme - Neighborhood Viability and Character (continued)																
A.4	<b>Housing Repair and Preservation</b> - Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education.	<ul style="list-style-type: none"><li>Partner with the King County Housing Repair Program or non-profit organizations such as Rebuilding Together to assist low-income residents maintain and repair the health and safety features of their homes.</li><li>Educating the community about Housing Repair programs through community fairs, brochures, City website etc. (including language resources).</li><li>Revise property maintenance codes and/or increase enforcement.</li><li>Explore if other community organizations can assist with housing repairs.</li><li>Support the preservation of the City's historically significant housing.</li></ul>					Other Support/ Regulatory	H.1.2, H.1.3, LU.10.1, LU.10.3						Survey		Medium
A.5	<b>Provide Infrastructure Improvements that contribute to Neighborhood Enhancement</b>	<ul style="list-style-type: none"><li>Regular infrastructure maintenance in residential neighborhoods.</li><li>Provide support for individuals and organizations that promote neighborhood enhancement and public art.</li><li>Pedestrian and/or transit connectivity improvements and enhanced public spaces (e.g. create buffer green spaces around new developments).</li><li>Implement a coordinated program with Sammamish Police to dedicate resources to neighborhood patrols with focus on speed enforcement.</li><li>Work with PSE to review and correct locations with missing streetlights in residential neighborhoods.</li><li>Consider that retention ponds be designed to enhance the natural surroundings and the proposed development, creating an amenity that is both safe and attractive.</li></ul>					Other Support/ Funding	H.1.2, H.1.4								Medium
A.6	<b>Compatible Infill in Transition Areas &amp; Areas with Certain Services</b> - Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities; (2) are served by an arterial street system with sidewalks; (3) are located within one quarter mile of a neighborhood park or recreation area; (4) have nearby pedestrian access to public transit services; and (5) allow access by service alleys when compatible with topography.	<ul style="list-style-type: none"><li>Require that new developments that physically connect to existing neighborhoods maintain street types at connection. Natural speed and features must be maintained at connecting roadways.</li></ul>					Regulatory	LU.1.2, LU.2.1, LU.2.8								
A.7	<b>Community Education/Awareness Activities</b> to enhance neighborhood/community character.	<ul style="list-style-type: none"><li>Educational program for neighborhoods to encourage earthquake preparedness: bracing water heaters, preparedness kits, etc.</li><li>Educational program for neighborhoods that may want to consider converting to secure deliver mailboxes.</li><li>Allocate funding for neighborhood events that promote safety, education, and/or community celebrations. Where possible, include (as appropriate) a member of the Sammamish PD, Eastside Fire, or City Representative to</li><li>Develop and maintain a list of all active neighborhood associations including contact information. Require new developments to comply.</li></ul>					Other Support/ Funding	H.1.2								

Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION					TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
<b>B. Housing Theme - Housing Supply and Variety</b>																
B. 1	<b>Incentives to Expand Housing Choice</b> - Provide incentives for diverse housing opportunities that meet community needs.	<b>Housing to consider include:</b> Diverse housing opportunities in City centers that may include MF, mixed use and mixed income residential located close to services and arterials (e.g. Inglewood, Pine Lake, the Sammamish Commons SSA, and properties along 228th that may be affected by the Sammamish Commons). Incentives may be considered for community friendly development in centers, such as innovative design, walkway connections, public open spaces, below grade parking and ground floor commercial. • Affordable or Workforce Housing including Multi-Family close to services and arterials, such as near Inglewood Center, Pine Lake Center, and Sammamish Commons SSA.  <b>Incentives to consider include:</b> • Flexible development standards, e.g. reduced/flexible minimum lot area, setbacks, lot dimensions, height regulations or transitional area buffers. • Provide residential density incentives where project demonstrates clear and compelling need and public benefit. Height incentives, e.g. allowing modified Type V wood frame construction up to 5 stories in R-6 & R-8 (current limits 35'); R-12 & R-18 (current limits 60'). • Innovative parking designs. • Strategic capital investments, infrastructure improvements. • State provision (Chapter 84.14 RCW) to allow 10 year multifamily tax exemptions in Urban Centers. • Permit expediting, streamlined administrative process.	Regulatory	H.2.2, H.2.5							Builders, Survey, Schools, Businesses, Human Srv. Orgs	High				
B. 2	<b>ADUs</b> - Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation.	• Streamlined permits. • Revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility. Include evaluation of, and potentially reducing parking requirements. • Make ADU permits available on mybuildingpermit.gov. • Set goal for ADUs (e.g. 5% of single-family lots within 10 years). • No separate utility hook-ups for ADUs. • Develop education and community outreach efforts to increase awareness of ADUs. • Look at VRBO and Airbnb and impact on ADUs. • Attractive street fronts with human scale. • Connecting walkways. • Horizontal facade regulations to ensure variation in facade, rooflines and other building design features to give a residential scale and identity. • Adaptive re-use of existing structures. • Innovative design techniques. • Promote public notification and community participation/input.	Regulatory/ Other Support	H.2.6							Affordable Housing Devs	High				
B. 3	<b>Mixed Use Design Standards</b> - Develop mixed use design standards and development regulations.		Regulatory	H.2.4, H.2.5, H.1.4, LU.3								High				
B. 4	<b>Transit Oriented Housing Development</b> - Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities.		Regulatory	H.2.4, LU.2.8, LU.3.1							Schools, Businesses, Human Srv. Orgs	High				
B. 5	<b>Criteria to Allow MF Zoning Increase</b> - Establish criteria for evaluating rezoning requests that would establish "demonstration of a clear and compelling need and public benefit", as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational	• Improve docket process for screening rezoning applications to based on community goals/needs.	Regulatory	H.2.3							Schools, Businesses, Human Srv. Orgs	Medium				

Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION						TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
B. Housing Theme - Housing Supply and Variety (continued)																	
B. 6	<b>Innovative Housing</b> - Provide regulatory flexibility to allow innovative housing compatible with SF neighborhoods or SF transition areas. Housing types may include accessory units, small lot SF, attached SF, carriage houses or cottages, townhouses, manufactured housing, and multiplexes ("great-house" that resembles a SF unit).	• Innovative housing demonstration projects. • Mixing attached and detached housing in appropriately zoned areas.						Regulatory	H.2.5, H.2.6, H.2.7						Builders, Schools		Medium; Monitor
B. 7	<b>Growth Phasing for Residential Development</b> - Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review.							Regulatory	H.2.1, LU.5								
B. 8	<b>SEPA Planned Action EIS tool</b> - Encourage the implementation of SEPA Planned Action EIS where appropriate to streamline development in denser areas of the City.							Regulatory	H.3.4								
B. 9	<b>Minimum Density Requirements</b> - Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones.							Regulatory	H.2.10, LU.2.3								
B. 10	<b>SEPA flexibilities</b> - Review the allowed thresholds for categorical exemptions.							Regulatory	H.3.4								
B. 11	<b>Construction Standards</b> - Allow pre-fabricated and new building technologies, e.g. cross-laminated							Regulatory	H.2.8								
B. 12	<b>Off-street Parking Policies and Standards</b> - Review the benefits or impacts of transit access (using special studies).	• Use of innovative programs such as a "cap and trade" demonstration.						Regulatory	H.2.8, LU.2.3						Builders		
B. 13	<b>Ground floor commercial requirements</b> in mixed-use zones.							Regulatory	H.2.4								
B. 14	<b>Capital Investments to Support Mixed-Use and Mixed Income Housing</b> - Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods.							Funding	H.2.4, CF.4.7						Schools; Businesses; Human Srv. Orgs		
B. 15	<b>Technical Assistance and Education</b> - Provide technical assistance to establish innovative and diverse housing concepts.	• Housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects. • Information workshops to increase developer interest and capacity for innovative, well-designed infill housing. • Print ads to promote housing choice and diversity. • Residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects.						Other Support	H.3.5								

## Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION												TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
C. Housing Theme - Housing Affordability																							
REGULATORY																							
C.1	Dispersed Affordable Housing - Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community.	<ul style="list-style-type: none"><li>• Incorporate affordable housing into market rate development through land use tools and other city incentives.</li><li>• Seek to provide funding assistance to affordable housing located in different areas of the city.</li><li>• Promote preservation of existing, relatively affordable, market-rate homes.</li></ul>	Regulatory	H.3.7											Schools; Businesses; Human Srv. Orgs						High		
C.2	Criteria for Rezones Requiring Affordable Housing - Establish standards and criteria for rezones to require the provision of affordable housing on- or off-site.	<ul style="list-style-type: none"><li>• Demonstrate a clear and compelling need and public benefit.</li><li>• Consider alternative means of compliance.</li><li>• Combine with other incentives (e.g. fee waivers, short term property tax incentives) in order to achieve a greater level of affordability.</li></ul>	Regulatory	H.3.3											Builders; Affordable Housing Devs; Schools; Businesses; Human Srv. Orgs						High		
C.3	Zoning to Allow Range of Housing Affordability - Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City.	<ul style="list-style-type: none"><li>• Create provisions for shared housing, e.g. rooming/boardng houses.</li><li>• Emphasize family-sized affordable units.</li><li>• Support use of faith communities' property to provide shelter and/or affordable housing on surplus land.</li></ul>	Regulatory	H.3, H.4.2, LU.1.1											Builders						High		
C.4	Procedures and Regulations - Streamline review procedures and regulation to minimize unnecessary costs and time delays. Balance this objective with maintaining opportunities for public involvement and review, public safety, and other explicitly stated City policies.	<ul style="list-style-type: none"><li>• Fees. Evaluate the cumulative impact of fees, including off site mitigation, to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.</li><li>• Permit process. Evaluate timeliness of permit process to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.</li><li>• Expedite permitting for projects with affordable housing.</li><li>• Review land use code for redundant or overly restrictive regulations, particularly those which result in increased housing costs. Examples may include: allow rounding up of m<sup>2</sup> units at a lower fraction; increasing the distance between streetlights; reducing rights-of-way and street widths.</li><li>• Review administrative procedures for ease of administration and consistency with procedures used in other jurisdictions.</li><li>• Promote location-efficient and energy-efficient housing choices through incentives and other means.</li><li>• Create a rental housing inspection program.</li><li>• Consider limitations on condominium conversions.</li><li>• Reduce parking requirements for projects with affordable housing.</li></ul>	Regulatory	H.2.8 H.2.12 H.3.4												Builders; Survey; Schools; Businesses; Human Srv. Orgs							
C.6	ARCH Housing Trust Fund - Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing.	<ul style="list-style-type: none"><li>• Rental housing affordable to lower income local employees, including preserving existing housing.</li><li>• Assistance for ownership programs such as Habitat for Humanity and down payment assistance loans.</li><li>• Grants to organizations for special needs housing.</li></ul>	Funding	H.5.3											Affordable Housing Devs; Human Srv. Orgs						High		
C.7	Public Land Survey - Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses.	<ul style="list-style-type: none"><li>• Evaluate all forms of public land, including state and county owned property.</li><li>• Consider shared use with housing and other public use on underutilized public property (e.g. park and ride).</li></ul>	Other Support/ Funding	H.3.9											Builders; Affordable Housing Devs; Human Srv. Orgs						High		
C.8	Support the Preservation of Existing Affordable Housing - Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas.	<ul style="list-style-type: none"><li>• Transfer of Development Rights (TDRs).</li><li>• Loans for upgrade/weatherization/energy efficiency/improvements in exchange for affordability requirements.</li><li>• Assist affordable housing agencies with purchasing existing housing to rehabilitate and preserve affordability.</li></ul>	Other Support	H.3.2, H.3.6											Builders; Affordable Housing Devs						High		



# Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION					TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
C. Housing Theme - Housing Affordability (continued)																
DIRECT ASSISTANCE																
C.9	Applications to Other Funders - Provide support for funding applications and other efforts by market and not-for-profit developers to build new or rehabilitate existing housing. Support efforts of affordable housing agencies and health and human service agencies to address housing needs for all economic segments of the population.	Other Support	H.3.6											Human Srv. Orgs		Medium
C.10	Identify New Revenue for Direct Assistance for affordable housing - Explore potential for a more dedicated revenue source that could be targeted toward affordable housing.	Funding	H.3.6											Builders; Human Srv. Orgs		Medium
C.11	Potential Uses of Local Resources	Funding	H.3.5, H.3.6											Human Srv. Orgs		
C.12	Support Ownership Opportunities - Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex single-family).	Other Support/ Funding	H.3.2											Builders; Schools		
C.13	HUD Vouchers. Explore ways to increase the usage of HUD vouchers.	Regulatory	H.3.7											Affordable Housing Devs		
C.14	Tenant Protections - Require longer notice to vacate when multiple tenants are to be displaced.	Regulatory	H.3.5, H.3.7													
C.15	Tenant Counseling and Landlord Education - Provide technical assistance to tenants and landlords.	Other Support	H.3.5													
C.16	Homebuyer Assistance - Promote homebuyer assistance programs offered by lenders and public agencies.	Other Support/ Funding	H.3.5													
C.17	Partnerships with faith communities and other non-profits to develop underutilized land in their ownership.	Other Support	H.3.6											Affordable Housing Devs; Human Srv. Orgs		

Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION				TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
C. Housing Theme - Housing Affordability (continued)															
DIRECT ASSISTANCE															
C.18	Non-cash Subsidies.	• Credit enhancement education and programs.				Other Support	H.3.5						Affordable Housing Dev's		

Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION						TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY	
D. Housing Theme - Housing for People with Special Needs								Regulatory	H.4.3								High	
D.1	Accessibility - Encourage Universal Design features that improve housing accessibility for people with disabilities.	• Evaluate potential code requirements or incentives for mitigating or removing barriers and improving usability. • Promote through information for builders and homeowners. • Help sponsor a community event/open house with examples of Universal Design.																
D.2	Senior Housing - Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes.	• Reduced parking requirements. • Intensity of development (e.g. density bonus or relaxed density standard) • Recognize different and emerging types of senior housing and account for different levels of need and impact on the community. • Housing options and services, including property tax exemptions, that enable seniors to stay in their homes or neighborhoods.						Regulatory/ Other Support	H.4.1, H.4.2							Survey		High
D.3	Support organizations serving those with special housing needs.	• Funding for housing acquisition and development for persons with special needs. • Capacity building and technical assistance. • Addressing negative perceptions related to housing for people experiencing homelessness or other special needs. • Support applications to other funders to build new or rehabilitate existing special needs housing. • Giving a developer preference to build special needs housing.						Other Support/ Funding	H.4.3, H.4.5							Human Srv. Orgs		High
D.4	Dispersed Special Needs Housing - Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community.							Regulatory	H.4.4								Medium	
D.5	Homeless Encampments - Review existing TUP regulations and consider criteria, process and conditions for homeless encampments.							Regulatory	H.4.5, H.5.2									
D.6	Support public and private housing and services for people who are homeless - such as the Landlord Liaison/Rapid rehousing programs and development of new emergency and permanent							Funding	H.4.5, H.5.2						Affordable Housing Dev's, Human Srv. Orgs			

Appendix H | Housing Strategy Matrix (Deleted)

STRATEGY		EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION										TYPE OF ACTION (City)	RELATED COMP PLAN GOALS/ POLICIES	30% AMI	50% AMI	80% AMI	120% AMI	MARKET RATE	PUBLIC INPUT	TIMELINESS	PRIORITY
E: Housing Theme - Regional Collaboration																					
E:1	Federal and State Housing Legislation - Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish.	<ul style="list-style-type: none"><li>• Expand Real Estate Excise Tax (REET) for affordable housing.</li><li>• Revise Multi-Family Tax Exemption (MFTE) statute for existing housing.</li><li>• Transfer tax charged on capital gains ("anti-flipping").</li><li>• Property tax generated by sold public sites.</li><li>• Local option sales tax.</li><li>• Hotel tax on short-term rentals.</li><li>• Support expansion of existing county, state, and federal housing programs.</li><li>• Removing barriers in state law to condominium development.</li></ul>		Advocacy	H.5.4							Affordable Housing Devs		High							
E:2	Housing Balance - Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH.	<ul style="list-style-type: none"><li>• Actively participate in regional planning groups that work on issues such as distributing planned growth throughout the county and regional housing goals.</li><li>• Share information with other communities working on similar planning initiatives (e.g. ADU regulations).</li><li>• Share funding resources with other cities for housing that benefits low- and moderate-income residents and employees.</li></ul>		Regulatory/ Other Support	H.3.1							Affordable Housing Devs		High							
E:3	Regional Housing Finance Strategy - Work with other jurisdictions to develop and implement a new regional housing finance strategy.	<ul style="list-style-type: none"><li>• Regional Property tax levy.</li><li>• Other funding sources currently authorized under state legislation (e.g. 1% sales tax).</li><li>• Work with other jurisdiction to seek legislative authorization other local funding tools (e.g. REET).</li></ul>		Other Support	H.5.1, H.6.2							Builders		High							
E:4	Support a coordinated regional approach to homelessness.	<ul style="list-style-type: none"><li>• Public and private housing and services for people who are homeless and work with other jurisdictions and Health and Human services organizations, including faith-based and other non-profit organizations.</li></ul>		Other Support	H.5.2									Medium							
E:5	Countywide Planning Policies - Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies.			Other Support	H.2.1																

## 07R | Implementation Strategies

This section contains the strategies identified by elected and appointed officials as priority strategies (Table 1: Implementation Strategies) that will enhance the usability of Sammamish Home Grown.

Initial top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. This included reviewing data and information on housing gaps as well as existing housing strategies and listening to input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing.

Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; and these were the top strategies that were recommended to City Council for consideration.

City Council spent several months reviewing Sammamish Home Grown and learning about the Planning Commission's process and vision for the plan. They also received public testimony. Based on their input, the top strategies were amended by staff and brought back to City Council for prioritization.

Table 1: Implementation Strategies, shows the amended strategies and their prioritization by both Planning Commission and City Council. It also provides details for each strategy related to the time frame needed for completion and the investment needed.

**Estimated Time Frame** - Estimates the likely number of years required to complete the action. This ranges from less than one year (<1 year) to three to five years (3-5 years).

**Estimated Investment** - Acknowledges the need to balance priorities with resource availability and advance planning for high-investment actions.

**\$ - Low Investment:** Can be completed with current funding/staffing levels

**\$\$ - Moderate Investment:** Likely requires moderate increase in funding/ staffing

**\$\$\$ - High Investment:** Will require significant increase in funding/staffing

**Priority** - Ranks strategies as low, medium or high priority based on Planning Commission and City Council feedback. Strategies that were created after Planning Commission's consideration of Sammamish Home Grown are marked as N/A for Planning Commission priority.

## Implementation Strategies

**TABLE 1: IMPLEMENTATION STRATEGIES**

### A. Housing Theme – Neighborhood Vitality and Character

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider drafting <b>sub-area plan policies</b> during the 2023 Comprehensive Plan update for the future creation of Inglewood, Pine Lake and Klahanie commercial center sub-areas.	3-5 years	\$\$\$	High	Medium
2. Evaluate and <b>update subdivision codes</b> to address resident concerns related to land use and building and enhance neighborhood character.	<1 year	\$	High	Medium

### B. Housing Theme – Housing Supply and Variety

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider providing <b>incentives for diverse housing</b> opportunities that meet community needs in current and future subarea plans.	3-5 years	\$	High	Medium
2. Track production of <b>Accessory Dwelling Units</b> (ADU's) and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility.	3-5 years	\$\$	High	Medium
3. Evaluate existing <b>mixed-use design standards</b> & development regulations for Town Center and consider creating them for the Inglewood, Pine Lake and Klahanie Centers.	3-5 years	\$\$\$	High	Medium



## Implementation Strategies

TABLE 1: IMPLEMENTATION STRATEGIES

### C. Housing Theme – Housing Affordability (Regulatory)

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Consider <b>requiring affordable housing &amp; creating incentives</b> like a bonus pool for affordable housing in current and future mixed-use subareas.	<1 year	\$	N/A	Medium

### C. Housing Theme – Housing Affordability (Direct Assistance)

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Continue to participate in local inter-jurisdictional programs, like the <b>ARCH Housing Trust Fund</b> , to coordinate & distribute funding of affordable and special needs housing.	Ongoing	\$	High	Medium
2. Consider conducting a <b>public land survey</b> to inventory surplus/ underutilized public lands and determine their suitability for housing and other public uses.	<1 year	\$	High	Medium
3. Begin to identify & seek out strategic opportunities for preserving <b>existing affordable housing</b> (e.g. older market-rate apartments)	<1 year	\$\$	High	Medium

### D. Housing Theme – Housing for People with Special Needs

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Encourage <b>Universal Design</b> features that improve housing accessibility for people with disabilities.	<1 year	\$\$	High	Medium
2. Review <b>senior housing</b> land use regulations to assess if changes are needed to better support senior housing and smaller household sizes.	<1 year	\$	High	Medium

## Implementation Strategies

TABLE 1: IMPLEMENTATION STRATEGIES

### D. Housing Theme – Housing for People with Special Needs (continued)

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
3. Continue to provide <b>organizational support</b> to organizations serving those with special housing needs (i.e. through the Human Services Bi-Annual Grant Program and the ARCH Housing Trust Fund).	ongoing	\$	High	Medium

### E. Housing Theme – Regional Collaboration

AMENDED STRATEGY	ESTIMATED TIMEFRAME	ESTIMATED INVESTMENT	PLANNING COMMISSION PRIORITY	CITY COUNCIL PRIORITY
1. Continue to review, and as appropriate, provide comment on <b>county, state and federal legislation</b> affecting housing in Sammamish.	Ongoing	\$	High	Medium
2. <b>Partner with neighboring jurisdictions</b> to assess housing and service needs for our area & strategize about the best ways to address them.	3-5 years	\$\$	N/A	Medium
3. Continue to work with other jurisdictions to develop & implement a new <b>regional housing finance strategy</b> .	Ongoing	\$\$	High	Medium

No.	Page #	City Council Questions	Staff Response to Council Questions and Comments
1	C-1	The population estimates chart is surprisingly off. It doesn't show the spike by 10,000+ people in 2016 with the annexation of Klahanie, and shows back in 2010 our population was "estimated" to be over 57,000. In 2010 our population was 45,810 according to the Census data. This chart should be revised to be more in line with actual populations (or estimates) than this chart.	The data previously included in the population chart in C-1 was pulled from American Factfinder's 2017 Population Estimates Program Annual Population Estimates ( <a href="https://factfinder.census.gov/bkmk/table/1.0/en/PEP/2017/PERANNRES/1620000US361115">https://factfinder.census.gov/bkmk/table/1.0/en/PEP/2017/PERANNRES/1620000US361115</a> ) which re-adjusted population estimates based on the annexation of Klahanie. This means that instead of showing the population of Sammamish before and after annexation, the chart showed the overall growth for residents in Sammamish and Klahanie overtime. More information about the methodology behind how this data is pulled can be found at: <a href="https://www2.census.gov/programs-surveys/popesy/technical-documentation/methodology/2010-2017/2017-su-meth.pdf">https://www2.census.gov/programs-surveys/popesy/technical-documentation/methodology/2010-2017/2017-su-meth.pdf</a>  We will add an amendment (see Amendment 6 in the Amendment Matrix) to update the data with population and land area estimates from the Washington State Office of Financial Management. Population estimates start in 2010 with calculations derived from adjusted federal census counts. The adjustments include: 1) controlling for annexations that occurred between January 1 and April 1 to account for boundary changes related to the timing of the federal census, 2) the substitution of state-certified special census counts in place of federal census counts, and 3) federal corrections to census counts. Land area estimates for Sammamish are derived from values included in our incorporation documents (excluding lakes and other water areas).
2	C-1	The yellow box says our population has increased 12% since 2010, but based on census data, the actual increase is 40.99%. This of course includes the Klahanie PAA, but we don't seem to denote that anywhere, and so the 12% increase seems a bit misleading. Since our services cover a broader area now, the reality of our population should state the 41% increase with an explanation of the population spike in January 2016 with the annexation (and how many people were annexed at that time).	The 12% increase was based on the numbers pulled in the population estimate chart mentioned in Q1 above. We will add an amendment (see Amendment 7 in the Amendment Matrix) to adjust the numbers to correlate with the new population estimates mentioned in Q1 and note the annexation of Klahanie in 2016.

No.	Page #	City Council Questions	Staff Response to Council Questions and Comments
3	C-1	<p>Race &amp; Ethnicity pie chart. Since the yellow box and the age pie chart seem to correspond directly with census data, I couldn't figure out why there was a discrepancy with this chart with what I found on the census site.</p> <p>The breakdown on the Census website states: White 69.2%; Black 1.0%; American Indian/Alaska Native 0.0%; Asian 25.2%; Native Hawaiian/Pacific Islander 0.1%; 2+ races 4.1%; Hispanic/Latino 4.0%</p> <p>Why is our data different?</p>	<p>This data was pulled from the 2012-2016 American Community Survey 5-Year Estimates (see Race Alone or in Combination with One or More Other Races towards the middle of the page) in an attempt to provide a more up-to-date overview of Sammamish's demographics since the 2010 Census.</p> <p>All percentages were rounded and races that had low representation were combined under the "Some Other Race" Category. This included American Indian and Alaska Natives (0.5%), Native Hawaiians and Other Pacific Islanders (0.4%), and Some Other Race (0.9%).</p>
4	C-2	<p>The data set from the "American Community Survey" is from 2015. Since this data is released annually, can we not update this with 2016 data? The 2017 data is due to be released in October 2018.</p>	<p>This was an error; the source on this chart should have been labeled as American Community Survey 5-year estimate for 2011-2015. We have updated all American Community Survey 5-year estimates for 2011-2015 to the 2012-2016 5-year estimates (see Amendment 8 in the Amendment Matrix).</p> <p>The 2017-5 year estimates will be released in early December and may be helpful to look at as work moves forward. (<a href="https://www.census.gov/programs-surveys/acs/news/data-releases/2017/release-schedule.html">https://www.census.gov/programs-surveys/acs/news/data-releases/2017/release-schedule.html</a>)</p>
5	C-2	<p>The bottom data set in the chart says 2012. This data set runs in 4 year increments. Is this 2008-2012 data we are using here? The most updated version would be 2011-2015, this data is 3 sets older than the newest data available.</p>	<p>This was the 2008-2012 data set. Additionally, please see response below in Q6.</p>
6	C-3	<p>We use 2016 data here, but from the same source we have data sets from an earlier year. Maybe all data points weren't available? Can we understand why we have the same source used throughout Appendix C, but it is not the same year consistently?</p>	<p>We apologize for the inconsistency. We will add an amendment to update all the charts using data from the American Community Survey to be from the 2012-2016 5-year estimates (see Amendment 8 in the Amendment Matrix). Similarly, we will add an amendment to update all the charts using the U.S. Department of Housing &amp; Urban Development's Comprehensive Housing Affordability Strategy data to the 2011-2015 data set (see Amendment 9 in the Amendment Matrix).</p>
7	C-4	<p>Data set date question again on both of the charts used here.</p>	<p>Please see response to Q6.</p>

No.	Page #	City Council Questions	Staff Response to Council Questions and Comments																																	
8	C-5	We reference ARCH data here from 2014, but in other places in this same appendix we have ARCH data from 2017. Is the data not available for all of these statistics in the ARCH data from 2017? I'm not a big fan of using data sets from different years, unless the data doesn't exist in that year. 4 year old data in this day and age may not be relevant.	ARCH's practice related to the Jobs-to-Housing Ratio has been to correlate this chart with the Buildable Lands and Comprehensive Plan targets instead of updating it annually because the goal is to show what cities have planned.																																	
9	C-6	Data set date again.	Please see response to Q6.																																	
10	C-6	I know we don't have the next buildable lands report yet, but we do know how many permits have been issued and constructed for the SFR & MFRs since 2014. It would be nice to have a more accurate picture of where we currently stand. When we issued the 10/3/17 moratorium, we had some 800+ applications in the pipeline alone.	While the existing/remaining amounts would change, there shouldn't be much change to single-family and multi-family split. The information requested is as follows. If desired by Council, an amendment can be added to include this updated data in the chart. <div><table><tr><th colspan="3">SFR PERMITS ISSUED</th></tr><tr><th>Year</th><th>Permits Issued</th><th>Permits Finalized</th></tr><tr><td>2014</td><td>240</td><td>239</td></tr><tr><td>2015</td><td>182</td><td>178</td></tr><tr><td>2016</td><td>279</td><td>268</td></tr><tr><td>2017</td><td>358</td><td>280</td></tr><tr><td>2018 (Jan. - Aug)</td><td>169</td><td>7</td></tr></table> <table><tr><th colspan="3">MULTIFAMILY/APARTMENTS</th></tr><tr><td>2016 - Plateau 120 Apartments</td><td>92 units</td><td>2017 Finalized</td></tr><tr><td>2017 - Sky Apartments</td><td>159 units</td><td>under construction</td></tr><tr><td>2018 - Aurea Apartments</td><td>41 units</td><td>under construction</td></tr></table></div>	SFR PERMITS ISSUED			Year	Permits Issued	Permits Finalized	2014	240	239	2015	182	178	2016	279	268	2017	358	280	2018 (Jan. - Aug)	169	7	MULTIFAMILY/APARTMENTS			2016 - Plateau 120 Apartments	92 units	2017 Finalized	2017 - Sky Apartments	159 units	under construction	2018 - Aurea Apartments	41 units	under construction
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11	C-7	Pie Charts data set date question again	Please see response to Q6.																																	
12	C-10	Data set date question again	Please see response to Q6.																																	
13	C-11	There isn't a date on the ARCH data on either chart on this page. The last 20 years from 201?	Thank you for bringing this to our attention. The chart title included a typo and should have been 25 years. To provide added clarity and fix the typo, an amendment will be added (see Amendment 10 in the Amendment Matrix) to modify the chart title to "Affordable Housing Units Created from 1992-2017" so that it includes the date span and makes things more clear for the reader.																																	

No.	Page #	City Council Questions	Staff Response to Council Questions and Comments
14	H-1 Strategy A.2 (Sub-Area Plans)	How are we defining “central” neighborhoods? Should this be clarified to state “along transit routes”, because if we are talking increased multifamily/condo development as the example states, that should be near where transit is currently or will be. So stating where these sub-area plans might be is critical.	Great question. On page 15 of the redlined version of Sammamish Home Grown, in the revised Table 1: Implementation Strategies, we have modified this strategy and clarified that it would apply to the Town Center, Inglewood, Pink Lake, and Klakanie commercial center sub-areas.
15	H-1 Strategy A.2 (Sub-Area Plans)	I would like to further discuss the example of prioritizing “all planning, incentives and related City ordinance changes in a way that ensures any increases in total housing planning or required in the City are focused on multi-family housing in centers and planned neighborhood sub-areas, not in additional new single family homes”. Considering our lagging infrastructure in terms of roads, pushing all new development toward MFH over SFH is worthy of discussion, especially since this strategy is for the “short term”.	The examples provided in Appendix H were items for later discussion should that strategy be prioritized. Note that in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted and the strategies themselves are amended to provide additional clarity. You can see the revised strategies in Table 1 of the redlined version of Sammamish Home Grown (pages 15-17).
16	H-1 Strategy A.3 (Subdivision Code Update)	I’m trying to understand the example about clustering to protect environmentally sensitive areas. We already allow clustering (in the R-1) and environmentally sensitive areas are protected already, so understanding this example would be helpful.	You’re correct that we do have regulatory requirements for environmentally sensitive areas and we do require clustering in the R-1 zone. Additionally, the Urban Forest Management Plan, once approved, may necessitate a review of our regulatory requirements in the future. As previously mentioned, the examples provided in Appendix H were items for later discussion should that strategy be prioritized and in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted with amended strategies provided on pages 15-17 of the redlined version of Sammamish Home Grown.
17	H-1 Strategy A.3 (Subdivision Code Update)	What is the goal behind reviewing our street trees? We just did this within the last 2 or so years, were there issues identified with the new list? This entire section has no “public input” guiding it.	You’re correct, our Public Works Standards adopted in 2016 did include a complete review our street trees. As previously mentioned, the examples provided in Appendix H were items for later discussion should that strategy be prioritized and in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted with amended strategies provided on pages 15-17 of the redlined version of Sammamish Home Grown.

No.	Page #	City Council Questions	Staff Response to Council Questions and Comments
18	H-1 Strategy A.3 (Subdivision Code Update)	What is the goal behind reviewing minimum street widths? We just reviewed this recently too relative to allowed parking, etc. I'm just trying to understand the concern behind this. Again, no "public input" guided this goal.	The interim development regulations currently in place require street parking for new development without the need to modify street widths. Analysis of street parking is continuing as part of the development regulation update but there is no planned review of street widths at this time. Note that this example (along with rest of Appendix H) is being removed from Sammamish Home Grown and the strategy has been amended to provide additional clarity.
19	H-1 Strategy A.3 (Subdivision Code Update)	What type of "offsets" were behind the thoughts relative to art in new neighborhoods? Are we talking about reduced impact fees? Is that relative to something else? I'm not sure what offsets might be.	Potential offsets or incentives for public artwork could be permit fees, open space requirements, or other such code requirements. Another example is found in the code related to Town Center that allows for reduced building setbacks if the building's facade includes artwork that adds interest to the streetscape or other public benefits. Note that in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted
20	H-2 Strategy A.5 (Infrastructure Improvements)	What type of regular infrastructure maintenance in residential neighborhoods aside from the pavement overlay that we already do & retention pond maintenance are we thinking of here?	Recently annexed areas have previously experienced severe lack of infrastructure maintenance. Additionally, this could also include public park infrastructure. Note that this example (along with rest of Appendix H) will be deleted in the revised version of Sammamish Home Grown.
21	H-2 Strategy A.5 (Infrastructure Improvements)	The final bullet is relative to retention ponds & I feel like this bullet was already covered with changes we recently made along these same lines. Was there something else identified?	The changes made do align with this example. Note that this example (along with rest of Appendix H) will be deleted in the revised version of Sammamish Home Grown.
22	H-3 Strategy B.1 (Incentives to Expand Housing Choices)	I'd like to understand how the current Town Center subarea plan will (or won't) meet the "community needs" as far as housing that is yet to come online. It may be hard to distinguish based on the questions in the survey if the TC plan will provide for this or not. The questions weren't phrased very well to ascertain this level of detail, which I think is imperative to understanding what the community is really asking for.	The intent of the community survey was to get high level input to understand the community's general thoughts related to housing and identify any themes for later discussion. We agree that if this strategy becomes a Council priority, additional and more detailed community input would be required.
23	H-3 Strategy B.1 (Incentives to Expand Housing Choices)	The incentive based examples are relative to MFH and SFH? They seem to contrast the Council adopted interim development regs on minimum lot size, setbacks, height.	Good question. You're correct that this example contrasts the interim development regulations. However, there is the option of legislative action in the future to create incentives for certain areas. This example could apply to SFH, MFH or both - it's something that would have to be discussed at a later date (assuming this strategy gets prioritized). Note that this example (along with rest of Appendix H) is being removed from Sammamish Home Grown and the strategy has been amended to provide additional clarity.



No.	Page #	City Council Questions	Staff Response to Council Questions and Comments
24	H-3 Strategy B.1 (Incentives to Expand Housing Choices)	I don't understand how you can have 5 stories in the R-6 or R-8 zones, wouldn't this mean a different zoning for these?	You're correct that our current regulations wouldn't allow this in R-6 or R-8 zones. This example would require different zoning or some incentive with a specific criteria (like if the property abuts a major transit route or is adjacent to arterials. Again, this specific example (along with rest of Appendix H) is being removed from Sammamish Home Grown and the strategy has been amended to provide additional clarity.
25	H-3 Strategy B.5 (Criteria to Allow MF Zoning Increase)	You have an example under the strategy heading, shouldn't that be under the examples instead?	You're correct. This strategy, along with its examples, will not be included in the revised version of Sammamish Home Grown as Appendix H is being deleted.
26	H-4 Strategy B.6 (Innovative Housing)	This strategy appears to be in direct contrast to the interim development regulations recently passed (as far as the "small lot SF" portion).	While this does contract the interim development regulations, there is the option of future legislative action to incentivize options related to smaller lot square footage. However this strategy will not be included in the revised version of Sammamish Home Grown.
27	H-4 Strategy B.7 (Growth Phasing for Residential Development)	How can we legally dictate where "location" and when "timing" of new development?	While the City can't dictate the timing and location, there are things it can do to "ripen" certain areas sooner than others. This usually involves infrastructure and/or planning investments and deployments. For example, stormwater capital projects, roads capital projects, up zoning of property, development incentives, etc.). Note that this strategy will not be included in the revised version of Sammamish Home Grown.
28	H-4 Strategy B.9 (Minimum Density Requirements)	Am I reading this correctly that this strategy is to increase the floor area to limit low-density (SFH) development that would encompass the R-8 zone? If so, is that congruent with the interim development regulations in the R-8 zone as far as setbacks & building height? They would appear to be in contrast from sentiments from the community & what DCD has heard to draw them up.	Town Center has minimum density requirements but the rest of the zoning districts in the City outside of Town Center only have a maximum density requirement. This is something that could be considered for the future, however this specific strategy will not be included in the revised version of Sammamish Home Grown.
29	H-5 Strategy C.3 (Zoning to Allow Range of Housing Affordability)	This should be a discussion item relative not to the need for housing affordability, but rather zoning changes.	This strategy has been removed and replaced with a new strategy for Council consideration. You can find the new strategy on page 16 of the redlined version of Sammamish Home Grown.

No.	Page #	Source	Type	Proposed Amendment
1	5	Staff	Update	Update language to add City Council, replace "top strategies" with "implementation strategies", and remove reference to Appendix H.
2	6	Staff	Update	Update language to add City Council and replace "top strategies" with "implementation strategies".
3	11, 12, 13, 14, 15, 16, 17	Staff	Update to improve clarity	Replace Section 7: Top Strategies with Section 7R: Implementation Strategies to provide a more streamlined and clear path for the implementation of Sammamish Home Grown.
4	A-1, A-2, A-3	Staff	Correction	Update the header of Appendix A to include City Council
5	A-3	Staff	Update	Replaced placeholders with content to summarize City Council meetings where Sammamish Home Grown was discussed.
6	C-1	City Council	Update to improve clarity	Update the population chart to the Population and Land Area Estimates from the Washington State Office of Financial Management.
7	C-1	City Council	Update to improve clarity	Update the text of the call-out box to correlate with the above data source and note the annexation of Klahanie in 2016.
8	C-1, C-2, C-3, C-4, C-6, C-9	City Council	Update to improve clarity	Update all charts using American Community Survey 5-year estimates for 2011-2015 to the 5-year estimates for 2012-2016.
9	C-2, C-4, C-7, C-8, C-10	City Council	Update to improve clarity	Update all charts using the U.S. Department of Housing & Urban Development's Comprehensive Housing Affordability Strategy data for 2008-2012 to the 2011-2015.
10	C-11	Staff	Correction & update to improve clarity	Modify the chart title from "Affordable Housing Units Created in the Past 20 Years" to "Affordable Housing Units Created from 1992-2017".
11	C-2, C-4	Staff	Update to improve clarity	Update the text of the call-out box to correlate with the updated data source.
12	C-5	ARCH	Correction	Modify chart title from "Household Growth" to "Housing Unit Growth".
13	C-11	ARCH	Correction	Modify chart title from "Accessory Dwelling Units Constructed" to "Accessory Dwelling Units Permitted".
14	H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-8, H-9	Staff	Update	Added "Deleted" to the Appendix H header to indicate that in the finalized version of Sammamish Home Grown, Appendix H will not be included.